

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 302/ 1 Ascot Vale Road, Flemington VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$590,000

### Median sale price

Median price \$471,000 Property type Unit Suburb Flemington

Period - From 06/11/2019 To 06/11/2020 Source Propertydata.com.au

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 112/ 55 Cumberland Drive, Maribyrnong	\$580,000	03/08/2020
2 5/ 50 Rourke Street, Kensington	\$580,000	11/06/2020
3 21/ 110 Union Road, Ascot Vale	\$571,000	14/05/2020

This Statement of Information was prepared on: 6<sup>th</sup> November 2020