

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

1219/1 ASCOT VALE ROAD FLEMINGTON VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$379,999

&

\$399,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,000

Property type

Unit

Suburb

Flemington

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

404/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$410,000	23-Feb-23
7/41 DOVER STREET FLEMINGTON VIC 3031	\$370,000	05-Mar-23
6/157 EPSOM ROAD ASCOT VALE VIC 3032	\$400,000	16-Mar-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 21 March 2023



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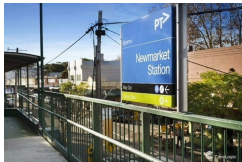


**404/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

1 1 1

Sold Price ^{RS} **\$410,000** ^{UN} Sold Date **23-Feb-23**

Distance **0km**



**7/41 DOVER STREET FLEMINGTON
VIC 3031**

1 1 1

Sold Price ^{RS} **\$370,000** ^{UN} Sold Date **05-Mar-23**

Distance **0.52km**

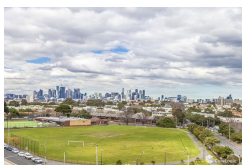


**6/157 EPSOM ROAD ASCOT VALE
VIC 3032**

1 1 1

Sold Price ^{RS} **\$400,000** Sold Date **16-Mar-23**

Distance **0.59km**



**1404/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

1 1 1

Sold Price **\$360,000** Sold Date **21-Nov-22**

Distance **0km**



**17/63-71 EASTWOOD STREET
KENSINGTON VIC 3031**

1 1 1

Sold Price **\$371,500** Sold Date **16-Dec-22**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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