

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	1405/1 Ascot Vale Road, Flemington, VIC 3031

Indicative selling price

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

Single Price	\$359,990
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Median sale price

Median price	\$378,000	Property Type	House	Suburb	Flemington (3031)
Period - From	28/08/2022	to	28/08/2023	Source	realestate.com.au

Comparable property sales

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 six months.
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This Statement of Information was prepared on:	28/08/2023
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