

# 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

801/1 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)

Single price

\$439,000

### Median sale price

Median price

\$425,000

Property Type

Unit

Suburb

Flemington

Period - From

13/07/2021

to

12/07/2022

Source

REIV

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

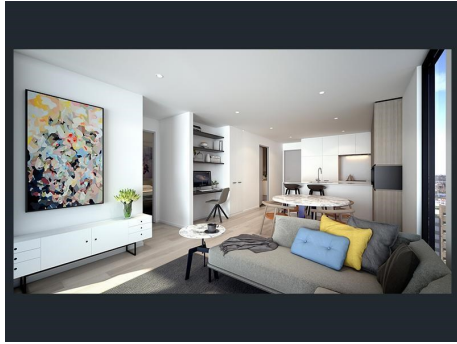
	Address of comparable property	Price	Date of sale
1	1501/1 Ascot Vale Rd FLEMINGTON 3031	\$435,000	22/06/2022
2	1017/1 Ascot Vale Rd FLEMINGTON 3031	\$425,000	04/03/2022
3			

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 six months.~~

This Statement of Information was prepared on:

13/07/2022 20:14



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$439,000

**Median Unit Price**

13/07/2021 - 12/07/2022: \$425,000

## Comparable Properties



**1501/1 Ascot Vale Rd FLEMINGTON 3031 (REI)** Agent Comments



**Price:** \$435,000

**Method:** Private Sale

**Date:** 22/06/2022

**Property Type:** Apartment

**1017/1 Ascot Vale Rd FLEMINGTON 3031 (VG)** Agent Comments



**Price:** \$425,000

**Method:** Sale

**Date:** 04/03/2022

**Property Type:** Flat/Unit/Apartment (Res)

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.

**Account - Harcourts Vermont South | P: 03 98861008**