

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

1114/1 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Flemington

Period-from

01 Jul 2020

to

30 Jun 2021

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

2/7-11 Dartford Street Flemington VIC 3031	\$397,500	29-Apr-21
509/60 Speakmen Street Kensington VIC 3031	\$380,000	26-Feb-21
60 Speakmen Street Kensington VIC 3031	\$380,000	26-Feb-21

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.~~

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**2/7-11 Dartford Street Flemington
VIC 3031**

1 1 1

Sold Price

\$397,500

Sold Date

29-Apr-21

Distance

0.52km



**509/60 Speakmen Street
Kensington VIC 3031**

1 1 1

Sold Price

\$380,000

Sold Date

26-Feb-21

Distance

0.89km



**60 Speakmen Street Kensington
VIC 3031**

1 1 1

Sold Price

Sold Date

26-Feb-21

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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