

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	1215/1 Ascot Vale Road, Flemington, VIC 3031
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$340,000	&	\$359,990
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Median sale price

Median price	\$395,000	Property Type	Apartment	Suburb	Flemington (3031)
Period - From	10/04/2024	to	10/04/2025	Source	realestate.com.au

Comparable property sales

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
705/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$350,000	19/03/2025
402/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$370,000	12/03/2025
406/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$372,500	27/02/2025

This Statement of Information was prepared on: 10/04/2025