

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	517/1 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](https://consumer.vic.gov.au/underquoting)

Single Price	\$369,990
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Median sale price

Median price	\$387,000	Property Type	Apartment	Suburb	Flemington (3031)
Period - From	02/12/2023	to	02/12/2024	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
1514/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$360,000	25/10/2024
1702/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$395,000	31/08/2024
1403/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$355,000	13/08/2024

This Statement of Information was prepared on: 13/01/2025