

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

7/106-110 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

\$240,000

&

\$255,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Flemington

Period-from

01 Jun 2023

to

31 May 2024

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

12/106-110 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$260,000	14-Apr-24
18/22-28 CANTERBURY STREET FLEMINGTON VIC 3031	\$236,500	24-May-24

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.

This Statement of Information was prepared on: 19 June 2024

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**12/106-110 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 1  1  1

Sold Price **\$260,000** Sold Date **14-Apr-24**

Distance **0km**



**18/22-28 CANTERBURY STREET
FLEMINGTON VIC 3031**

 1  1  1

Sold Price ^{RS} **\$236,500** Sold Date **24-May-24**

Distance **0.35km**

RS = Recent sale **UN** = Undisclosed Sale

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