

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

3-Bedrooms, 2.5-Bathrooms, 1- Car Stunning views, Just Completed 120sqm of total space, 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

\$1,320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

Flemington

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

2004/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$1,200,000	07-Mar-25

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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Matthew Gordon

P 0404773760

M 0404773760

E Matthew@oxbridge.com.au



**2004/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

3 2 2

Sold Price **\$1,200,000** Sold Date **07-Mar-25**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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