

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

G05/1 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Flemington

Period-from

01 Apr 2023

to

31 Mar 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

107/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$350,000	09-Jan-24
214/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$340,000	09-Jan-24
20/48 FARNHAM STREET FLEMINGTON VIC 3031	\$330,000	01-Mar-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: 21 April 2024



**107/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

1 - -

Sold Price **\$350,000** Sold Date **09-Jan-24**

Distance **0.01km**



**214/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

1 - -

Sold Price **\$340,000** Sold Date **09-Jan-24**

Distance **0.01km**



**20/48 FARNHAM STREET
FLEMINGTON VIC 3031**

1 1 -

Sold Price ^{RS} **\$330,000** Sold Date **01-Mar-24**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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