

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

1502/1 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Flemington

Period-from

01 May 2024

to

16 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

508/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$382,000	21-Sep-23
1416/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$390,000	03-Aug-23

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 April 2024



**508/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 1  1  1

Sold Price **\$382,000** Sold Date **21-Sep-23**

Distance **0km**



**1416/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 1  1  1

Sold Price **\$390,000** Sold Date **03-Aug-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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