

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

17/17 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Flemington

Period-from

01 Jan 2023

to

31 Dec 2023

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

6/17 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$430,000	11-Dec-23
2/17 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$430,000	03-Jul-23
50 ROURKE LANE KENSINGTON VIC 3031	\$470,000	10-Oct-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: 15 January 2024



**6/17 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 1 1

Sold Price ^{RS} **\$430,000** Sold Date **11-Dec-23**

Distance **0.01km**



**2/17 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 1 1

Sold Price **\$430,000** Sold Date **03-Jul-23**

Distance **0km**



**50 ROURKE LANE KENSINGTON
VIC 3031**

2 2 1

Sold Price **\$470,000** Sold Date **10-Oct-23**

Distance **1.04km**

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

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