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

4b/72 Ascot Vale Road, Flemington Vic 3031

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$405,000	Pro	operty Type	Unit			Suburb	Flemington
Period - From	01/01/2024	to	31/03/2024		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	5/37 Kensington Rd KENSINGTON 3031	\$439,000	02/12/2023
2	1/63 Eastwood St KENSINGTON 3031	\$430,000	13/04/2024
3	407/9 Shuter St MOONEE PONDS 3039	\$400,000	22/02/2024

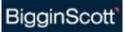
OR

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 six months.

This Statement of Information was prepared on:

29/05/2024 10:57







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price March quarter 2024: \$405,000

Comparable Properties



5/37 Kensington Rd KENSINGTON 3031 Agent Comments (REI/VG)



Price: \$439,000 Method: Sold Before Auction Date: 02/12/2023 Property Type: Apartment



1/63 Eastwood St KENSINGTON 3031 (REI) Agent Comments



Price: \$430,000 Method: Auction Sale Date: 13/04/2024 Property Type: Apartment



407/9 Shuter St MOONEE PONDS 3039 (REI/VG)



Price: \$400,000 Method: Private Sale Date: 22/02/2024 Property Type: Apartment Agent Comments

Account - BigginScott | P: 03 9426 4000



propertydata .com.au The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.