

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 consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median sale price

Median price \$405,000 Property Type Unit Suburb Flemington

Period - From 01/01/2024 to 31/03/2024 Source 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.

	Address 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 (REI/VG)

Agent Comments



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)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 22/02/2024

Property Type: Apartment