

## 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

507/1 ASCOT VALE ROAD FLEMINGTON VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$400,000

### 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

508/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$382,000	21-Sep-23
1219/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$375,500	11-May-23
1116/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$385,000	02-Nov-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: 08 April 2024



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

 1  1  1

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

Distance **0km**



**1219/1 ASCOT VALE ROAD  
FLEMINGTON VIC 3031**

 1  1  1

Sold Price **\$375,500** Sold Date **11-May-23**

Distance **0km**



**1116/1 ASCOT VALE ROAD  
FLEMINGTON VIC 3031**

 1  1  1

Sold Price **\$385,000** Sold Date **02-Nov-23**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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