

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

510/1 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

or range
between

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Flemington

Period-from

01 May 2023

to

30 Apr 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

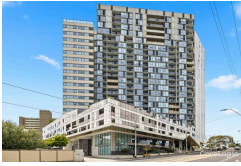
Date of sale

2201/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$520,000	21-Feb-24
710/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$535,000	10-Apr-24
1817/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$607,000	20-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: 15 May 2024

**2201/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

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Sold Price **\$520,000** Sold Date **21-Feb-24**Distance **0.01km****710/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

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Sold Price **\$535,000** Sold Date **10-Apr-24**Distance **0.01km****1817/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

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Sold Price **\$607,000** Sold Date **20-Nov-23**Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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