

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 415/1 Ascot Vale Road, Flemington, VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$380,000

&

\$400,000

Median sale price

Median price

\$423,500

Property Type

House

Suburb

Flemington (3031)

Period - From

11/02/2020

to

11/02/2021

Source

REIV

Comparable property sales

A

These are two 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

506/77 HOBSONS ROAD, KENSINGTON VIC 3031

\$391,000

25/01/2021

1415/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031

\$390,000

16/10/2020

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: 02/04/2021