

# 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 1601/1 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)

Price Range

\$450,000

&

\$475,000

### Median sale price

Median price

\$465,000

Property Type

Apartment

Suburb

Flemington (3031)

Period - From

31/03/2020

to

31/03/2021

Source

realestate.com.au

### Comparable property sales

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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
25/17-19 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$532,500	28/10/2020
10/30 PIN OAK CRESCENT, FLEMINGTON VIC 3031	\$487,000	04/03/2021
5/64 DOVER STREET, FLEMINGTON VIC 3031	\$500,000	20/11/2020

This Statement of Information was prepared on: 06/04/2021