
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

615/1 Ascot Vale Road, Flemington, VIC 3031

INDICATIVE SELLING PRICE

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

Range Between \$340,000 & \$370,000

MEDIAN SALE PRICE

Median price \$400,000 | Unit | Flemington (3031)

**Period - From 16 February 2017 to 16 June 2017 | Source -
<http://www.yourinvestmentpropertymag.com.au/t>**

COMPARABLE PROPERTY SALES

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 |
|--|------------------|-------------------|
| 8/300 RACECOURSE RD, FLEMINGTON VIC 3031 | \$395,000 | 23/02/2017 |
| 15/17-19 ASCOT VALE RD, FLEMINGTON VIC 3031 | \$380,000 | 23/02/2017 |
| 205/72 ALTONA ST, KENSINGTON VIC 3031 | \$400,000 | 11/05/2017 |

Please contact us for further information regarding this document
or visit consumer.vic.gov.au/underquoting

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