



STATEMENT OF INFORMATION

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

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

11/116 Ascot Vale Road, Flemington, VIC 3031

INDICATIVE SELLING PRICE

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

Single Price \$335,000

MEDIAN SALE PRICE

Median price \$421,000 | Unit | Flemington (3031)

Period - From 1 October 2017 to 30 September 2018 | Source - REIV

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
8/37 BIGNELL STREET, FLEMINGTON VIC 3031	\$347,000	29/08/2018
8/86 RANKINS ROAD, KENSINGTON VIC 3031	\$327,000	22/09/2018
12/60 FARNHAM STREET, FLEMINGTON VIC 3031	\$320,000	24/11/2018