

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 314/1 Ascot Vale Road, FLEMINGTON 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$480,000 - \$528,000**

### Median sale price

Median **Unit** for **FLEMINGTON** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$430,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**64/2 Newmarket Way,**  
Flemington

Price **\$545,000** Sold 05  
December 2018

**220 1/1 Ascot Vale Road,**  
Flemington

Price **\$590,000** Sold 12  
March 2019

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

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit



2 beds



2 baths



1 parking

### Ray White Brunswick

392 Sydney Road,  
Brunswick VIC 3056

### Contact agents



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