

## 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 615/1 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)

Single price \$369,000

#### Median sale price

Median price \$403,000 House Unit X Suburb Flemington

Period - From 01/01/2019 to 31/03/2019 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1	213/60 Speakmen St KENSINGTON 3031	\$362,500	27/04/2019
2	19/122 Maribyrnong Rd MOONEE PONDS 3039	\$360,000	24/01/2019
3	201/255 Racecourse Rd KENSINGTON 3031	\$344,000	23/04/2019

OR

**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.



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**Rooms:**  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$369,000  
**Median Unit Price**  
 March quarter 2019: \$403,000

Unrivalled Racecourse Views Sublime living and entertaining are assured with this newly completed one bedroom, one bathroom sixth floor apartment commanding mesmerizing views of the world famous Flemington Racecourse.

## Comparable Properties



213/60 Speakmen St KENSINGTON 3031 (REI) Agent Comments

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**Price:** \$362,500  
**Method:** Auction Sale  
**Date:** 27/04/2019  
**Rooms:** -  
**Property Type:** Apartment



19/122 Maribyrnong Rd MOONEE PONDS 3039 Agent Comments (REI)

 1  
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**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 24/01/2019  
**Rooms:** 2  
**Property Type:** Apartment



201/255 Racecourse Rd KENSINGTON 3031 Agent Comments (REI)

 1  
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**Price:** \$344,000  
**Method:** Private Sale  
**Date:** 23/04/2019  
**Rooms:** 2  
**Property Type:** Apartment