

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

Address 615/1 Ascot Vale Road, Flemington Vic 3031

Indicative selling price

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

Single price \$369,000

Median sale price

Median price	\$403,000	Hou	se	Unit	х	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.

Ade	dress 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.

Account - Edward Thomas | P: 03 9376 3322

Generated: 08/05/2019 10:44

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata







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



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



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



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



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

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

Account - Edward Thomas | P: 03 9376 3322

propertydata

Generated: 08/05/2019 10:44

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

