

# 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

410/1 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)

Range between \$550,000

&

\$600,000

### Median sale price

Median price \$370,000

Property Type Unit

Suburb Flemington

Period - From 08/11/2022

to

07/11/2023

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	105A/72 Ascot Vale Rd FLEMINGTON 3031	\$626,500	21/06/2023
2	302/51 Sandown Rd ASCOT VALE 3032	\$576,000	18/08/2023
3	301/1 Ascot Vale Rd FLEMINGTON 3031	\$565,000	05/09/2023

**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.~~

This Statement of Information was prepared on:

08/11/2023 10:37



2   
 2   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

08/11/2022 - 07/11/2023: \$370,000

## Comparable Properties

**105A/72 Ascot Vale Rd FLEMINGTON 3031 (VG)**

Agent Comments

2   
 -   
 -

**Price:** \$626,500

**Method:** Sale

**Date:** 21/06/2023

**Property Type:** Strata Unit/Flat



**302/51 Sandown Rd ASCOT VALE 3032 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$576,000

**Method:** Private Sale

**Date:** 18/08/2023

**Rooms:** 3

**Property Type:** Apartment

**301/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$565,000

**Method:** Private Sale

**Date:** 05/09/2023

**Property Type:** Apartment