

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

1203/1 Ascot Vale Road, Flemington Vic 3031

Indicative selling price

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

Single price

\$398,000

Median sale price

Median price

\$475,250

Property Type

Unit

Suburb

Flemington

Period - From

01/01/2020

to

31/12/2020

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	506/77 Hobsons Rd KENSINGTON 3031	\$391,000	25/01/2021
2	1415/1 Ascot Vale Rd FLEMINGTON 3031	\$390,000	16/10/2020
3	3/38-40 Rankins Rd KENSINGTON 3031	\$384,000	14/02/2021

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:

09/03/2021 14:01



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$398,000

Median Unit Price

Year ending December 2020: \$475,250

Comparable Properties



506/77 Hobsons Rd KENSINGTON 3031 (REI) Agent Comments



Price: \$391,000

Method: Private Sale

Date: 25/01/2021

Property Type: Apartment



1415/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG) Agent Comments



Price: \$390,000

Method: Private Sale

Date: 16/10/2020

Property Type: Apartment



3/38-40 Rankins Rd KENSINGTON 3031 (REI) Agent Comments



Price: \$384,000

Method: Private Sale

Date: 14/02/2021

Property Type: Apartment