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	1018/1 Ascot Vale Road, Flemington Vic 3031

Indicative selling price

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

Range between $550,000 & $590,000

Median sale price

Median price $375,750 Property Type Unit Suburb Flemington

Period - From 01/01/2023 to 31/12/2023 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	1817/1 Ascot Vale Rd FLEMINGTON 3031	$607,000	04/12/2023
2	601/525 Mt Alexander Rd MOONEE PONDS 3039	$598,000	11/12/2023
3	3/157 Epsom Rd ASCOT VALE 3032	$552,500	11/09/2023

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: 24/01/2024 11:41

1018/1 Ascot Vale Road, Flemington Vic 3031

Jerome Feery
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2 2 2

Property Type: Apartment

Agent Comments

Spacious apartment with spectacular views of Flemington Racecourse

Indicative Selling Price
$550,000 - $590,000
Median Unit Price
Year ending December 2023: $375,750

Comparable Properties



1817/1 Ascot Vale Rd FLEMINGTON 3031 (REI)

2 2 1

Price: $607,000
Method: Private Sale
Date: 04/12/2023
Property Type: Apartment

Agent Comments

Sub penthouse. Overall lager footprint (in the same building) with one less car space



601/525 Mt Alexander Rd MOONEE PONDS 3039 (REI)

2 2 2

Price: $598,000
Method: Private Sale
Date: 11/12/2023
Rooms: 3
Property Type: Apartment

Agent Comments

Comparable accommodation throughout. Mt Alexander Rd a more boutique building.



3/157 Epsom Rd ASCOT VALE 3032 (REI/VG)

2 1 2

Price: $552,500
Method: Private Sale
Date: 11/09/2023
Property Type: Apartment

Agent Comments

Spacious apartment with 2nd car space. Inferior building with an inferior outlook.

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