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## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

### Sections 47AF of the Estate Agents Act 1980

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#### PROPERTY OFFERED FOR SALE

**310/1 Ascot Vale Road, Flemington, VIC 3031**

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#### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$290,000 & \$315,000**

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#### MEDIAN SALE PRICE

**Median price \$400,000 | Unit | Flemington (3031)**

**Period - From 17 February 2017 to 16 June 2017 | Source - [www.yourinvestmentpropertymag.com.au/top-subu](http://www.yourinvestmentpropertymag.com.au/top-subu)**

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#### COMPARABLE PROPERTY SALES

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      |
|--|------------------|-------------------|
| <b>15/17-19 ASCOT VALE RD, FLEMINGTON VIC 3031</b> | <b>\$380,000</b> | <b>23/02/2017</b> |
| <b>503/255 RACECOURSE RD, KENSINGTON VIC 3031</b>  | <b>\$385,000</b> | <b>29/05/2017</b> |
| <b>305/80 SPEAKMEN ST, KENSINGTON VIC 3031</b>     | <b>\$320,000</b> | <b>13/03/2017</b> |

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Please contact us for further information regarding this document  
or visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Pagan Real Estate - (03) 9375 3377**  
**8 Mt Alexander Road, Travancore 3032**