



4
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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 217 sqm

[Agent Comments](#)

Indicative Selling Price
\$1,200,000 - \$1,320,000

Comparable Properties



124 Bellair St KENSINGTON 3031 (REI/VG)

[Agent Comments](#)

3
 2
 2

Price: \$1,300,000

Method: Private Sale

Date: 08/12/2016

Rooms: -

Property Type: House

Land Size: 201 sqm



5 Lewis St FLEMINGTON 3031 (REI)

[Agent Comments](#)

3
 1
 -

Price: \$1,270,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)



75 Farnham St FLEMINGTON 3031 (REI)

[Agent Comments](#)

3
 1
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Price: \$1,205,000

Method: Auction Sale

Date: 22/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 251 sqm

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

23 Waltham Street, Flemington Vic 3031

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price

House

X

Suburb

Flemington

Period - From

to

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
124 Bellair St KENSINGTON 3031	\$1,300,000	08/12/2016
5 Lewis St FLEMINGTON 3031	\$1,270,000	25/03/2017
75 Farnham St FLEMINGTON 3031	\$1,205,000	22/04/2017