

## 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 40/2 Newmarket Way, 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 \$360,000 & \$390,000

#### Median sale price

Median price \$551,500 House Unit X Suburb Flemington

Period - From 01/04/2018 to 30/06/2018 Source REIV

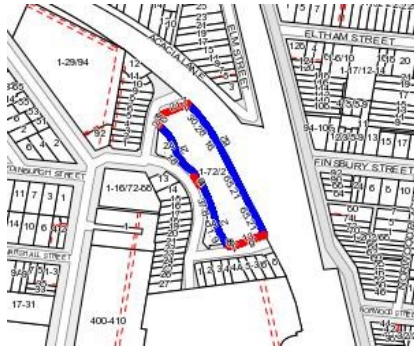
#### Comparable property sales (\*Delete A or B below as applicable)

**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	407/62 Mt Alexander Rd TRAVANCORE 3032	\$410,000	19/06/2018
2	9/7-9 Rankins Rd KENSINGTON 3031	\$389,000	04/07/2018
3	209/62 Altona St KENSINGTON 3031	\$378,000	07/06/2018

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.

**Rooms:****Property Type:** Strata Unit/Flat**Agent Comments****Indicative Selling Price**

\$360,000 - \$390,000

**Median Unit Price**

June quarter 2018: \$551,500

This is a 1 bedroom plus a study/2nd bedroom. Not situated in a high rise complex

## Comparable Properties



**407/62 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)**

**Agent Comments****Price:** \$410,000**Method:** Private Sale**Date:** 19/06/2018**Rooms:** 3**Property Type:** Apartment

**9/7-9 Rankins Rd KENSINGTON 3031 (REI)**

**Agent Comments****Price:** \$389,000**Method:** Private Sale**Date:** 04/07/2018**Rooms:** -**Property Type:** Apartment

**209/62 Altona St KENSINGTON 3031 (REI)**

**Agent Comments****Price:** \$378,000**Method:** Private Sale**Date:** 07/06/2018**Rooms:** -**Property Type:** Apartment