

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  
9 Marwick Street, Flemington Vic 3031

**Indicative selling price**

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

Range between \$960,000 & \$1,050,000

**Median sale price**

Median price \$1,100,000 Property Type House Suburb Flemington

Period - From 01/01/2024 to 31/12/2024 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	63 Collier Cr BRUNSWICK WEST 3055	\$990,000	09/11/2024
2	17 Hardiman St KENSINGTON 3031	\$1,040,000	22/10/2024
3			

**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: 21/02/2025 12:36



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**Property Type:** House  
**Land Size:** 268 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$960,000 - \$1,050,000  
**Median House Price**  
Year ending December 2024: \$1,100,000

## Comparable Properties



**63 Collier Cr BRUNSWICK WEST 3055 (REI/VG)**

**Agent Comments**

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**Price:** \$990,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 330 sqm approx



**17 Hardiman St KENSINGTON 3031 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,040,000  
**Method:** Private Sale  
**Date:** 22/10/2024  
**Property Type:** House  
**Land Size:** 356 sqm approx

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.

**Account - McDonald Upton | P: 03 93759375 | F: 03 93792655**



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