

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

95 Crown Street, Flemington Vic 3031

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000

&

\$900,000

Median sale price

Median price \$433,000

House

Unit

X

Suburb

Flemington

Period - From 01/01/2018

to

31/03/2018

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	4/2 Chatham St FLEMINGTON 3031	\$885,000	21/03/2018
2	22 Ormond Rd ASCOT VALE 3032	\$880,000	28/02/2018
3	7/7-13 Kent St ASCOT VALE 3032	\$825,000	14/04/2018

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.



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Rooms:**Property Type:** House**Land Size:** 171 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

March quarter 2018: \$433,000

City Fringe Sensation Stroll to Coronet Park from this instantly appealing three bedroom home situated moments to Newmarket and Showgrounds Villages plus Newmarket station. Highlights include open living, gourmet kitchen and alfresco courtyard.

Comparable Properties

**4/2 Chatham St FLEMINGTON 3031 (REI)**

Agent Comments

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Price: \$885,000**Method:** Sold Before Auction**Date:** 21/03/2018**Rooms:** 4**Property Type:** Townhouse (Res)**22 Ormond Rd ASCOT VALE 3032 (REI)**

Agent Comments

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Price: \$880,000**Method:** Sold Before Auction**Date:** 28/02/2018**Rooms:** -**Property Type:** House (Res)**7/7-13 Kent St ASCOT VALE 3032 (REI)**

Agent Comments

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Price: \$825,000**Method:** Auction Sale**Date:** 14/04/2018**Rooms:** 5**Property Type:** Townhouse (Res)