

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

5/84 Dover Street, Flemington Vic 3031

Indicative selling price

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

Range between \$300,000

&

\$320,000

Median sale price

Median price \$439,750

House

Unit

X

Suburb

Flemington

Period - From 01/01/2017

to

31/12/2017

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	4/67 Bayswater Rd KENSINGTON 3031	\$340,000	19/12/2017
2	3/232 Ascot Vale Rd ASCOT VALE 3032	\$320,000	15/01/2018
3	3/142 Shields St FLEMINGTON 3031	\$300,000	25/11/2017

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: Apartment
Agent Comments

Indicative Selling Price
\$300,000 - \$320,000
Median Unit Price
Year ending December 2017: \$439,750

Comparable Properties



4/67 Bayswater Rd KENSINGTON 3031 (REI)

Agent Comments

1 1 1

Price: \$340,000
Method: Private Sale
Date: 19/12/2017
Rooms: 3
Property Type: Unit



3/232 Ascot Vale Rd ASCOT VALE 3032 (REI)

Agent Comments

1 1 1

Price: \$320,000
Method: Private Sale
Date: 15/01/2018
Rooms: 2
Property Type: Apartment



3/142 Shields St FLEMINGTON 3031 (REI)

Agent Comments

1 1 1

Price: \$300,000
Method: Auction Sale
Date: 25/11/2017
Rooms: -
Property Type: Apartment