

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

9/43-49 DOVER STREET FLEMINGTON VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Flemington

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 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

2/55 DOVER STREET FLEMINGTON VIC 3031	\$600,000	18-May-23
15/55 DOVER STREET FLEMINGTON VIC 3031	\$612,500	09-Mar-24

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 6 months.

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2/55 DOVER STREET FLEMINGTON VIC 3031 Sold Price **\$600,000** Sold Date **18-May-23**

2 1 1

Distance **0.05km**



15/55 DOVER STREET FLEMINGTON VIC 3031 Sold Price ^{RS} **\$612,500** Sold Date **09-Mar-24**

2 1 1

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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