### 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

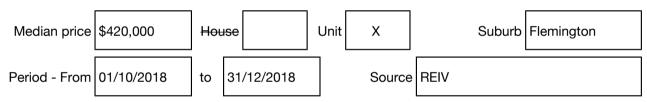
32/22-28 Canterbury Street, Flemington Vic 3031

#### Indicative selling price

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

Range between	\$165,000	&	\$175,000	

#### Median sale price



#### 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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 - Edward Thomas | P: 03 9376 3322

propertydata

#### Generated: 22/01/2019 09:49

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

EDWARD THOMAS





Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$165,000 - \$175,000 Median Unit Price December quarter 2018: \$420,000

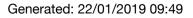
Carefree Living On The City's Fringe In a premier tree lined street, near Flemington Racecourse, cafés, shops and public transport, this refurbished, top floor studio apartment features modern open plan living/bedroom/kitchenette, separate bathroom and undercover car space.

## **Comparable Properties**

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 - Edward Thomas | P: 03 9376 3322

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.