

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

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

Median sale price

Median price \$420,000 House Unit X Suburb Flemington

Period - From 01/10/2018 to 31/12/2018 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		
2		
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.~~



1 1 1

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.