

## 2/69 Edinburgh Street, Flemington Vic 3031



**2 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$429,000

**Median Unit Price**

June quarter 2018: \$551,500

**Agent comments:**

Located in a boutique brick complex with off-street parking for one car

## Comparable Properties



**9/43-45 Ballarat Road, Footscray 3011 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$455,000

**Method:** Sold Before Auction

**Date:** 25/05/2018

**Property Type:** Unit

**Agent Comments:** Located in a similar style brick complex with internal laundry facilities. Has off-street parking for one car



**5/15 Dartford Street, Flemington 3031**

**2 Bed 1 Bath 1 Car**

**Price:** \$421,000

**Method:** Sold Before Auction

**Date:** 06/08/2018

**Property Type:** Apartment

**Agent Comments:** Older style block, updated internally with off street parking for one car



**2/123 Epsom Road, Ascot Vale 3032 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$436,000

**Method:** Auction Sale

**Date:** 28/04/2018

**Property Type:** Apartment

**Agent Comments:** Located in an older style block, with off-street parking for one car

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

2/69 Edinburgh Street, Flemington Vic 3031

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$429,000

#### Median sale price

Median price

\$551,500

Unit

X

Suburb

Flemington

Period - From

01/04/2018

to

30/06/2018

Source

REIV

#### Comparable property sales

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
9/43-45 Ballarat Road, FOOTSCRAY 3011	\$455,000	25/05/2018
5/15 Dartford Street, FLEMINGTON 3031	\$421,000	06/08/2018
2/123 Epsom Road, ASCOT VALE 3032	\$436,000	28/04/2018