

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

18 Duncan Street, Flemington Vic 3031

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

Single price \$1,095,000

Median sale price

Median price \$883,000

House

X

Unit

Suburb

Flemington

Period - From 01/04/2018

to

30/06/2018

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	34 Sandown Rd ASCOT VALE 3032	\$1,125,000	05/05/2018
2	1 Waltham St FLEMINGTON 3031	\$1,120,000	17/03/2018
3	163 The Parade ASCOT VALE 3032	\$1,100,000	10/03/2018

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.



3
 1
 4

Rooms:
Property Type: House (Res)
 Agent Comments

Indicative Selling Price
 \$1,095,000

Median House Price
 June quarter 2018: \$883,000

Poise, Position, Pure Appeal Unique and enticing three bedroom period home with northerly rear aspect. Generous open living/dining/kitchen/family and landscaped rear with cabana. Stylish bathroom, ducted cooling, heating, long side driveway and large garage.

Comparable Properties



34 Sandown Rd ASCOT VALE 3032 (REI)

Agent Comments

3
 1
 2

Price: \$1,125,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: House (Res)



1 Waltham St FLEMINGTON 3031 (REI)

Agent Comments

3
 1
 -

Price: \$1,120,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 209 sqm approx



163 The Parade ASCOT VALE 3032 (REI)

Agent Comments

3
 1
 1

Price: \$1,100,000
Method: Private Sale
Date: 10/03/2018
Rooms: -
Property Type: House (Res)