

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

56/2 Newmarket Way 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

\$425,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,000

Property type

Unit

Suburb

Flemington

Period-from

01 Apr 2020

to

31 Mar 2021

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

| | | |
|---|-----------|-----------|
| 11/2 Newmarket Way Flemington VIC 3031 | \$447,500 | 30-Jun-20 |
| 1/2 Brighton Street Flemington VIC 3031 | \$458,000 | 27-Mar-21 |
| 4/2 Brighton Street Flemington VIC 3031 | \$468,000 | 15-Dec-20 |

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.~~

This Statement of Information was prepared on: 13 April 2021

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11/2 Newmarket Way Flemington VIC 3031

Sold Price

\$447,500

Sold Date **30-Jun-20**

1

1

1

Distance

-



1/2 Brighton Street Flemington VIC 3031

Sold Price

^{RS} **\$458,000**

Sold Date **27-Mar-21**

1

1

1

Distance

0.19km



4/2 Brighton Street Flemington VIC 3031

Sold Price

\$468,000

Sold Date **15-Dec-20**

1

1

1

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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