

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

8/37 Farnham Street 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

\$900,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Flemington

Period-from

01 Jan 2021

to

31 Dec 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

2/37 Farnham Street Flemington VIC 3031	\$930,000	12-May-21
32 Calwell Street Kensington VIC 3031	\$1,012,000	10-Apr-21
4/235 Ascot Vale Road Ascot Vale VIC 3032	\$950,000	12-Nov-21

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: 31 January 2022

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2/37 Farnham Street Flemington VIC 3031

3 2 1

Sold Price

\$930,000

Sold Date

12-May-21

Distance

0.06km



32 Calwell Street Kensington VIC 3031

3 2 1

Sold Price

\$1,012,000

Sold Date

10-Apr-21

Distance

0.84km



4/235 Ascot Vale Road Ascot Vale VIC 3032

3 2 2

Sold Price

\$950,000

Sold Date

12-Nov-21

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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