

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

16/60 Farnham Street, Flemington Vic 3031

Indicative selling price

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

Range between

\$490,000

&

\$520,000

Median sale price

Median price

\$478,500

Property Type

Unit

Suburb

Flemington

Period - From

01/04/2021

to

30/06/2021

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	7/64 Dover St FLEMINGTON 3031	\$500,000	17/07/2021
2	18/102 Union Rd ASCOT VALE 3032	\$500,000	20/05/2021
3	1/96 Flemington Rd PARKVILLE 3052	\$499,000	07/05/2021

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.~~

This Statement of Information was prepared on:

24/08/2021 15:54

16/60 Farnham Street, Flemington Vic 3031



2 1 1

Property Type: Apartment

Agent Comments

David Vraca
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Indicative Selling Price

\$490,000 - \$520,000

Median Unit Price

June quarter 2021: \$478,500

Comparable Properties



7/64 Dover St FLEMINGTON 3031 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Auction Sale

Date: 17/07/2021

Property Type: Unit



18/102 Union Rd ASCOT VALE 3032 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 20/05/2021

Property Type: Apartment



1/96 Flemington Rd PARKVILLE 3052 (REI/VG)

Agent Comments

2 1 1

Price: \$499,000

Method: Private Sale

Date: 07/05/2021

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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