

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

3/90-94 Dover 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,000

Property type

Unit

Suburb

Flemington

Period-from

01 Mar 2020

to

28 Feb 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

2/197-199 Maribyrnong Road Ascot Vale VIC 3032	\$390,000	16-Dec-20
25/97-99 Epsom Road Ascot Vale VIC 3032	\$411,000	12-Mar-21
24/97-99 Epsom Road Ascot Vale VIC 3032	\$430,000	18-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.~~

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2/197-199 Maribyrnong Road Ascot Vale VIC 3032

2 1 1

Sold Price

\$390,000

Sold Date

16-Dec-20

Distance

1.64km



25/97-99 Epsom Road Ascot Vale VIC 3032

2 1 1

Sold Price

^{RS} **\$411,000**

Sold Date

12-Mar-21

Distance

1.11km



24/97-99 Epsom Road Ascot Vale VIC 3032

2 1 1

Sold Price

\$430,000

Sold Date

18-Dec-20

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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