

STATEMENT OF INFORMATION

8 ANTON GROVE, FLEMINGTON, VIC 3031

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 ANTON GROVE, FLEMINGTON, VIC 3031  3  2  2

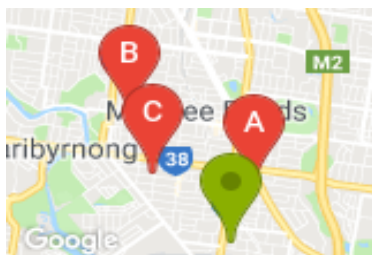
Indicative Selling Price

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

Price Range: \$1,100,000 to \$1,200,000

Provided by: Maurice Moschini, Maddison Estate Agents

MEDIAN SALE PRICE



FLEMINGTON, VIC, 3031

Suburb Median Sale Price (House)

\$920,000

01 October 2017 to 30 September 2018

Provided by: 

COMPARABLE PROPERTIES

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.



7 BANK ST, ASCOT VALE, VIC 3032  3  1  1

Sale Price

****\$1,200,000**

Sale Date: 25/08/2018

Distance from Property: 909m



143 HOLMES RD, MOONEE PONDS, VIC 3039  3  1  2

Sale Price

\$1,150,000

Sale Date: 07/07/2018

Distance from Property: 2.3km



114 ST LEONARDS RD, ASCOT VALE, VIC 3032  3  1  1

Sale Price

****\$1,200,000**

Sale Date: 22/09/2018

Distance from Property: 1.4km



This report has been compiled on 17/11/2018 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

8 ANTON GROVE, FLEMINGTON, VIC 3031

Indicative selling price

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

Price Range:

\$1,100,000 to \$1,200,000

Median sale price

Median price

\$920,000

House

☒

Unit

☐

Suburb

FLEMINGTON

Period

01 October 2017 to 30 September 2018

Source

 pricefinder

Comparable property sales

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
7 BANK ST, ASCOT VALE, VIC 3032	**\$1,200,000	25/08/2018
143 HOLMES RD, MOONEE PONDS, VIC 3039	\$1,150,000	07/07/2018
114 ST LEONARDS RD, ASCOT VALE, VIC 3032	**\$1,200,000	22/09/2018