

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

5/12-14 FARNHAM COURT 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

\$290,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

Unit

Suburb

Flemington

Period-from

01 Sep 2023

to

31 Aug 2024

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

| | | |
|--|-----------|-----------|
| 9/48 FARNHAM STREET FLEMINGTON VIC 3031 | \$275,000 | 10-Aug-24 |
| 4/84-88 DOVER STREET FLEMINGTON VIC 3031 | \$290,000 | 27-Apr-24 |
| 6/84-88 DOVER STREET FLEMINGTON VIC 3031 | \$297,500 | 22-May-24 |

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: 21 September 2024



**9/48 FARNHAM STREET
FLEMINGTON VIC 3031**

 1  1  1

Sold Price

^{RS}

\$275,000

Sold Date **10-Aug-24**

Distance **0.14km**



**4/84-88 DOVER STREET
FLEMINGTON VIC 3031**

 1  1  1

Sold Price

\$290,000

Sold Date **27-Apr-24**

Distance **0.61km**



**6/84-88 DOVER STREET
FLEMINGTON VIC 3031**

 1  1  -

Sold Price

\$297,500

Sold Date **22-May-24**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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