

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pro	perty	offered	for	sal	е
---------------------------	-----	-------	---------	-----	-----	---

Address	7/12-14 Eltham Street, Flemington Vic 3031
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$275,000	&	\$302,500

Median sale price

Median price	\$535,000	Hou	se	Unit	х	Suburb	Flemington
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

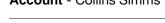
Comparable property sales (*Delete A or B below as applicable)

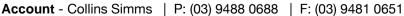
These are the three properties sold within two kilometres of the property for sale in the last six Α* months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3/142 Shields St FLEMINGTON 3031	\$300,000	25/11/2017
2	12/7-9 Farnham Ct FLEMINGTON 3031	\$295,000	28/10/2017
3	7/106 Ascot Vale Rd FLEMINGTON	\$259,000	17/09/2017

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.















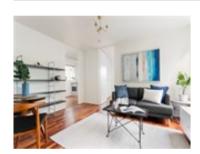


Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$275,000 - \$302,500 **Median Unit Price** September quarter 2017: \$535,000

Comparable Properties



3/142 Shields St FLEMINGTON 3031 (REI)

Price: \$300,000 Method: Auction Sale Date: 25/11/2017

Rooms: -

Property Type: Apartment

Agent Comments



12/7-9 Farnham Ct FLEMINGTON 3031 (REI)

1





Price: \$295,000 Method: Auction Sale Date: 28/10/2017

Rooms: -

Property Type: Apartment

Agent Comments



7/106 Ascot Vale Rd FLEMINGTON (REI)





Price: \$259,000

Method: Private Sale Date: 17/09/2017

Rooms: 2

Property Type: Apartment

Agent Comments

Account - Collins Simms | P: (03) 9488 0688 | F: (03) 9481 0651

Generated: 29/11/2017 13:55



