

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

7/12-14 Eltham Street, Flemington Vic 3031

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

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

Median sale price

Median price \$535,000 House Unit X Suburb Flemington

Period - From 01/07/2017 to 30/09/2017 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	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.~~

**Rooms:****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)****Agent Comments****Price:** \$300,000**Method:** Auction Sale**Date:** 25/11/2017**Rooms:** -**Property Type:** Apartment**12/7-9 Farnham Ct FLEMINGTON 3031 (REI)****Agent Comments****Price:** \$295,000**Method:** Auction Sale**Date:** 28/10/2017**Rooms:** -**Property Type:** Apartment**7/106 Ascot Vale Rd FLEMINGTON (REI)****Agent Comments****Price:** \$259,000**Method:** Private Sale**Date:** 17/09/2017**Rooms:** 2**Property Type:** Apartment