

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 3/25 Brixton Street, Flemington Vic 3031

Indicative selling price

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

Range between \$295,000 & \$324,500

Median sale price

Median price \$460,000

Property Type Unit

Suburb Flemington

Period - From 24/05/2020

to 23/05/2021

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	1/37 Bignell St FLEMINGTON 3031	\$320,000	28/04/2021
2	203/255 Racecourse Rd KENSINGTON 3031	\$295,000	19/02/2021
3	9/38 Mt Alexander Rd TRAVANCORE 3032	\$295,000	09/04/2021

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.~~

This Statement of Information was prepared on: 24/05/2021 21:03