

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

230/200 Smithfield Road, Flemington Vic 3031

Indicative selling price

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

Single price \$459,000

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	6/8-32 Howlett St KENSINGTON 3031	\$485,000	01/07/2017
2	2/121 Wellington St FLEMINGTON 3031	\$452,500	23/09/2017
3	16/60 Farnham St FLEMINGTON 3031	\$450,000	13/05/2017

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.~~



2
 0
 1

Rooms:
Property Type: Unit
Land Size: 11557.908 sqm approx
Agent Comments

Indicative Selling Price
 \$459,000
Median Unit Price
 September quarter 2017: \$535,000

Comparable Properties



6/8-32 Howlett St KENSINGTON 3031 (REI)

Agent Comments

2
 1
 1

Price: \$485,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: Apartment



2/121 Wellington St FLEMINGTON 3031 (REI)

Agent Comments

2
 1
 1

Price: \$452,500
Method: Auction Sale
Date: 23/09/2017
Rooms: -
Property Type: Apartment



16/60 Farnham St FLEMINGTON 3031 (REI)

Agent Comments

2
 1
 1

Price: \$450,000
Method: Auction Sale
Date: 13/05/2017
Rooms: -
Property Type: Apartment