

## 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

10/15 Dover Street Flemington VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$260,000

&

\$280,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Flemington

Period-from

01 Mar 2019

to

29 Feb 2020

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

7/12-14 Eltham Street Flemington VIC 3031	\$284,999	20-Nov-19
5/43 Farnham Street Flemington VIC 3031	\$279,000	19-Sep-19
11/112-116 Ascot Vale Road Flemington VIC 3031	\$309,000	06-Nov-19

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: 06 March 2020



### 7/12-14 Eltham Street Flemington VIC 3031

1 1 1

Sold Price

**\$284,999**

Sold Date **20-Nov-19**

Distance **0.26km**



### 5/43 Farnham Street Flemington VIC 3031

1 1 1

Sold Price

**\$279,000**

Sold Date **19-Sep-19**

Distance **0.31km**



### 11/112-116 Ascot Vale Road Flemington VIC 3031

1 1 1

Sold Price

**\$309,000**

Sold Date **06-Nov-19**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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