

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

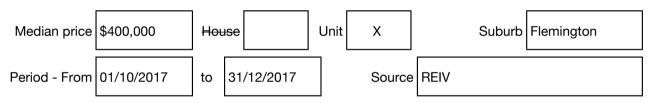
s |15/43-49 Dover Street, Flemington Vic 3031 d e

Indicative selling price

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

Range between \$370,000	&	\$407,000	
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Median sale price



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	7/123 Epsom Rd ASCOT VALE 3032	\$400,000	23/01/2018
2	7/90 Dover St FLEMINGTON 3031	\$382,500	29/11/2017
3	17/2 Walker St MOONEE PONDS 3039	\$382,500	14/12/2017

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Flat Agent Comments Indicative Selling Price \$370,000 - \$407,000 Median Unit Price December quarter 2017: \$400,000

Comparable Properties



7/123 Epsom Rd ASCOT VALE 3032 (REI)



Price: \$400,000 Method: Private Sale Date: 23/01/2018 Rooms: 3 Property Type: Apartment Agent Comments



7/90 Dover St FLEMINGTON 3031 (REI)

Agent Comments



Price: \$382,500 Method: Private Sale Date: 29/11/2017 Rooms: 4 Property Type: Apartment



17/2 Walker St MOONEE PONDS 3039 (REI)



Price: \$382,500 Method: Private Sale Date: 14/12/2017 Rooms: -Property Type: Apartment Agent Comments



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