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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

10/57-59 Dover Street, Flemington 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$370,000

 & 

\$395,000

### Median sale price

Median price 

\$420,000

 Unit 

✓

 Suburb 

Flemington

Period - From 

1/10/18

 to 

31/12/18

 Source 

REIV propertydata.com.au/RPData/Core Logic

### Comparable property sales

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. 1/31 Norwood Street, Flemington	\$403,000	23/2/19
2. 3/119 Wellington Street, Flemington	\$407,500	9/1/19
3. 9/6-10 Farnham Court, Flemington	\$415,000	9/12/18

Property data source: REIV [propertydata.com.au/RPData/CoreLogic](http://propertydata.com.au/RPData/CoreLogic). Generated on 3 April 2019.