

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 38/22-28 Canterbury Street, Flemington, VIC 3031

Indicative selling price

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

Price Range \$180,000 & \$198,000

Median sale price

Median price \$443,750 Property Type Unit Suburb Flemington (3031)
Period - From 01/02/2024 to 31/01/2025 Source Corelogic

Comparable property sales

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
9/22-28 CANTERBURY STREET, FLEMINGTON VIC 3031	\$186,000	08/11/2024
11/22-28 CANTERBURY STREET, FLEMINGTON VIC 3031	\$193,000	10/10/2024
12/22-28 CANTERBURY STREET, FLEMINGTON VIC 3031	\$188,000	11/05/2024

This Statement of Information was prepared on: 06/02/2025