

# 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

125/200 Smithfield Road, Flemington Vic 3031

### Indicative selling price

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

Range between \$520,000 & \$550,000

### Median sale price

Median price \$465,000

Property Type Unit

Suburb Flemington

Period - From 01/10/2020

to 30/09/2021

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	23/200 Smithfield Rd FLEMINGTON 3031	\$543,000	22/10/2021
2	607D/4 Tannery Wlk FOOTSCRAY 3011	\$525,000	29/06/2021
3	608D/4 Tannery Wlk FOOTSCRAY 3011	\$519,000	26/10/2021

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.~~

This Statement of Information was prepared on:

13/12/2021 18:31