

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

12/7-9 Farnham Court, Flemington Vic 3031

Indicative selling price

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

Range between \$260,000

&

\$286,000

Median sale price

Median price \$463,000

House

Unit

X

Suburb Flemington

Period - From 01/07/2016

to

30/06/2017

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	2/10-12 Lennon St PARKVILLE 3052	\$285,000	13/06/2017
2	10/3 Allard St BRUNSWICK WEST 3055	\$275,000	31/07/2017
3	3/171 Kent St ASCOT VALE 3032	\$275,000	05/05/2017

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.~~



Rooms:
Property Type:
 Flat/Unit/Apartment (Res)
Land Size: 609.239 sqm approx
 Agent Comments

Indicative Selling Price
 \$260,000 - \$286,000
Median Unit Price
 Year ending June 2017: \$463,000

Comparable Properties



2/10-12 Lennon St PARKVILLE 3052 (REI)

Agent Comments



Price: \$285,000
Method: Private Sale
Date: 13/06/2017
Rooms: 2
Property Type: Apartment



10/3 Allard St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$275,000
Method: Private Sale
Date: 31/07/2017
Rooms: -
Property Type: Apartment



3/171 Kent St ASCOT VALE 3032 (REI)

Agent Comments



Price: \$275,000
Method: Private Sale
Date: 05/05/2017
Rooms: 4
Property Type: Apartment