

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	1/121 Wellington Street, Flemington Vic 3031
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$425,000	&	\$450,000

Median sale price

Median price	\$377,500	Hou	se	Unit	Х	Suburb	Flemington
Period - From	01/07/2018	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	3/79 Maribyrnong Rd ASCOT VALE 3032	\$485,000	12/09/2018
2	6/47 Railway PI.W FLEMINGTON 3031	\$439,000	03/10/2018
3	2/69 Edinburgh St FLEMINGTON 3031	\$425,000	10/10/2018

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 **Agent Comments**

Indicative Selling Price \$425,000 - \$450,000 **Median Unit Price** September quarter 2018: \$377,500

City Fringe Fabulous Placed for lifestyle enjoyment near Newmarket Plaza and Racecourse Road restaurants, this freshly renovated two bedroom apartment appreciates abundant light and leafy views. A northerly aspect brightens a smart new kitchen and spacious living area with balcony. Also with modern bathroom, BIRs and carport.

Comparable Properties



3/79 Maribyrnong Rd ASCOT VALE 3032 (REI) Agent Comments

Price: \$485,000 Method: Private Sale Date: 12/09/2018

Rooms: 3

Property Type: Apartment

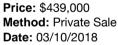








Agent Comments



Rooms: -

Property Type: Apartment









Agent Comments

Price: \$425,000 Method: Private Sale Date: 10/10/2018

Rooms: 4

Property Type: Apartment

Account - Edward Thomas | P: 03 9376 3322





Generated: 07/11/2018 14:11