

## 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

1/121 Wellington Street, 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 \$425,000

&amp;

\$450,000

**Median sale price**

Median price \$377,500

House

Unit

X

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.

	Address of comparable property	Price	Date of sale
1	3/79 Maribyrnong Rd ASCOT VALE 3032	\$485,000	12/09/2018
2	6/47 Railway Pl.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.



2   
 1   
 1

**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

2   
 1   
 1

**Price:** \$485,000

**Method:** Private Sale

**Date:** 12/09/2018

**Rooms:** 3

**Property Type:** Apartment



**6/47 Railway Pl.W FLEMINGTON 3031 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$439,000

**Method:** Private Sale

**Date:** 03/10/2018

**Rooms:** -

**Property Type:** Apartment



**2/69 Edinburgh St FLEMINGTON 3031 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$425,000

**Method:** Private Sale

**Date:** 10/10/2018

**Rooms:** 4

**Property Type:** Apartment