

7/25 Brixton Street, Flemington Vic 3031



1 Bed 1 Bath - Car
Rooms: 2
Property Type:
 Flat/Unit/Apartment (Res)
Indicative Selling Price
 \$220,000- \$240,000
Median House Price
 Year ending June 2024: \$385,000

Comparable Properties



2/25 Gladstone Street, Moonee Ponds 3039 (REI/VG)
1 Bed 1 Bath - Car
Price: \$255,000
Method: Sold Before Auction
Date: 13/06/2024
Property Type: Unit
Agent Comments: Comparable one bedroom apartment



18/22-28 Canterbury Street, Flemington 3031 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$236,500
Method: Private Sale
Date: 23/05/2024
Property Type: Unit
Agent Comments: Comparable one bedroom apartment with a secure carapace



5/22-28 Canterbury Street, Flemington 3031 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$235,000
Method: Private Sale
Date: 04/03/2024
Property Type: Unit
Agent Comments: Comparable one bedroom apartment with a secure carapace

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

7/25 Brixton Street, Flemington Vic 3031

Indicative selling price

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

Range between \$220,000 & \$240,000

Median sale price

Median price \$385,000 Unit x Suburb Flemington

Period - From 01/07/2023 to 30/06/2024 Source REIV

Comparable property sales

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
2/25 Gladstone Street, MOONEE PONDS 3039	\$255,000	13/06/2024
18/22-28 Canterbury Street, FLEMINGTON 3031	\$236,500	23/05/2024
5/22-28 Canterbury Street, FLEMINGTON 3031	\$235,000	04/03/2024

This Statement of Information was prepared on:

22/07/2024 12:39