

# 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

49 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 \$1,800,000

&

\$1,880,000

### Median sale price

Median price \$1,335,000

Property Type House

Suburb Flemington

Period - From 01/01/2021

to 31/12/2021

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	17a St Leonards Rd ASCOT VALE 3032	\$1,955,000	22/10/2021
2	24 Mangalore St TRAVANCORE 3032	\$1,910,000	04/12/2021
3	2 New St KENSINGTON 3031	\$1,875,000	01/10/2021

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:

05/03/2022 15:03

49 Wellington Street, Flemington Vic 3031



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 513 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,800,000 - \$1,880,000

**Median House Price**

Year ending December 2021: \$1,335,000

## Comparable Properties



**17a St Leonards Rd ASCOT VALE 3032 (REI/VG)**

**Agent Comments**



**Price:** \$1,955,000

**Method:** Auction Sale

**Date:** 22/10/2021

**Property Type:** House (Res)

**Land Size:** 493 sqm approx

**24 Mangalore St TRAVANCORE 3032 (REI/VG)**

**Agent Comments**



**Price:** \$1,910,000

**Method:** Auction Sale

**Date:** 04/12/2021

**Property Type:** House (Res)

**Land Size:** 610 sqm approx



**2 New St KENSINGTON 3031 (REI/VG)**

**Agent Comments**



**Price:** \$1,875,000

**Method:** Sold Before Auction

**Date:** 01/10/2021

**Property Type:** House (Res)

**Land Size:** 183 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655



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