

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

6 Illawarra Road, Flemington Vic 3031

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$444,000

House

Unit

X

Suburb

Flemington

Period - From 01/04/2017

to

31/03/2018

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		
2		
3		

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  0

Rooms:

Property Type: House

Land Size: 186.431 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending March 2018: \$444,000

Comparable Properties

48 Tennyson St KENSINGTON 3031 (REI)

Agent Comments

 2  1  -

Price: \$885,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)

22 Ormond Rd ASCOT VALE 3032 (REI)

Agent Comments

 3  1  1

Price: \$880,000

Method: Sold Before Auction

Date: 28/02/2018

Rooms: -

Property Type: House (Res)

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.