

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

75 Edinburgh Street, Flemington Vic 3031

Indicative selling price

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

Range between \$825,000

&

\$875,000

Median sale price

Median price \$1,040,500

House

X

Unit

Suburb Flemington

Period - From 01/07/2016

to

30/06/2017

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	22 Sturt St FLEMINGTON 3031	\$910,000	25/03/2017
2	10 Rankins Rd KENSINGTON 3031	\$905,000	02/08/2017
3	11 Mccracken St KENSINGTON 3031	\$840,500	24/06/2017

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.~~



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Rooms:**Property Type:** House**Land Size:** 178.943 sqm approx

Agent Comments

Indicative Selling Price

\$825,000 - \$875,000

Median House Price

Year ending June 2017: \$1,040,500

Charming, Convenient And Central This charming two bedroom Victorian is near Newmarket Plaza, Racecourse Road cafes and Newmarket Station. Highlights include inviting indoor/outdoor living areas, updated kitchen/bathroom and secure off-street parking via Marshall Street.

Comparable Properties

**22 Sturt St FLEMINGTON 3031 (REI)**

Agent Comments

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Price: \$910,000**Method:** Auction Sale**Date:** 25/03/2017**Rooms:** -**Property Type:** House (Res)**10 Rankins Rd KENSINGTON 3031 (REI)**

Agent Comments

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Price: \$905,000**Method:** Private Sale**Date:** 02/08/2017**Rooms:** -**Property Type:** House (Res)**11 Mccracken St KENSINGTON 3031 (REI)**

Agent Comments

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Price: \$840,500**Method:** Auction Sale**Date:** 24/06/2017**Rooms:** -**Property Type:** House (Res)