

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

5/17 Glance Street Flemington VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,500

Property type

Unit

Suburb

Flemington

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

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 6 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

64/2 Newmarket Way Flemington VIC 3031	\$545,000	05-Dec-18
18 Mawbey Street Kensington VIC 3031	\$440,000	14-Nov-19
27/200 Smithfield Road Flemington VIC 3031	\$459,000	20-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 23 April 2020


**64/2 Newmarket Way Flemington
VIC 3031**
 2  1  1

Sold Price

\$545,000

Sold Date

05-Dec-18

Distance

0.31km
**18 Mawbey Street Kensington VIC
3031**
 2  1  1

Sold Price

\$440,000

Sold Date

14-Nov-19

Distance

0.37km
**27/200 Smithfield Road
Flemington VIC 3031**
 -  1  2

Sold Price

\$459,000

Sold Date

20-Jul-19

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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