

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

18/2 Newmarket Way 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,000

Property type

Unit

Suburb

Flemington

Period-from

01 Dec 2020

to

30 Nov 2021

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

52/2 Newmarket Way Flemington VIC 3031	\$625,000	23-Oct-21
9/30 Pin Oak Crescent Flemington VIC 3031	\$597,000	01-Sep-21
23/60 Farnham Street Flemington VIC 3031	\$609,000	07-Oct-21

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: 10 December 2021

Edward Thomas

P 9376 3322

M 0418 353 357

E ethomas@edwardthomas.com.au



**52/2 Newmarket Way Flemington
VIC 3031**

Sold Price

^{RS}

\$625,000

Sold Date

23-Oct-21

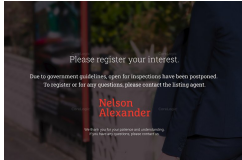
2

1

1

Distance

-



**9/30 Pin Oak Crescent Flemington
VIC 3031**

Sold Price

\$597,000

Sold Date

01-Sep-21

2

1

1

Distance

0.23km



**23/60 Farnham Street Flemington
VIC 3031**

Sold Price

^{RS}

\$609,000

Sold Date

07-Oct-21

2

1

1

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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