

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

1/31 NORWOOD STREET, FLEMINGTON VIC 3031

Indicative selling price

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

Range Between

\$375,000

&

\$410,000

Median sale price

Median price

\$420,000

Unit

X

Suburb

FLEMINGTON

Period - From

01.10.2018

to

31.12.2018

Source

REIV propertydata.com.au/RPData/CoreLogic

Comparable property sales

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. 3/119 Wellington Street, Flemington	\$407,500	09.01.19
2. 9/47 Railway Place, Flemington	\$402,000	07.12.18
3. 9/6-10 Farnham Court, Flemington	\$415,000	08.12.18