

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

44/22-28 Canterbury 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

\$159,000

&

\$169,000

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

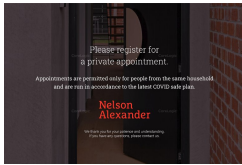
41/22-28 Canterbury Street Flemington VIC 3031	\$165,000	22-Oct-21
Canterbury Street Flemington VIC 3031	\$160,000	12-Oct-21
36/22-28 Canterbury Street Flemington VIC 3031	\$160,000	12-Oct-21

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: 17 December 2021

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41/22-28 Canterbury Street Flemington VIC 3031

1 1 1

Sold Price **\$165,000** Sold Date **22-Oct-21**

Distance -



Canterbury Street Flemington VIC 3031

1 - -

Sold Price **\$160,000** Sold Date **12-Oct-21**

Distance -



36/22-28 Canterbury Street Flemington VIC 3031

1 1 1

Sold Price Sold Date **12-Oct-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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