

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 11/155 Mt Alexander Road, Flemington Vic 3031

Indicative selling price

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

Range between \$875,000 & \$925,000

Median sale price

Median price \$1,105,000 House X Unit Suburb Flemington

Period - From 01/04/2017 to 31/03/2018 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	23 Neale St KENSINGTON 3031	\$920,800	24/03/2018
2	1d Hennessy St BRUNSWICK 3056	\$915,000	24/02/2018
3	4/2 Chatham St FLEMINGTON 3031	\$885,000	21/03/2018

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.



3
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Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$875,000 - \$925,000

Median House Price

Year ending March 2018: \$1,105,000

Instant Appeal Compelling three bedroom conversion featuring living room, gourmet kitchen, family/dining, terrace and balcony. Exposed brick walls, high ceilings, heating/cooling, alarm, video intercom and secure covered OSP. Conveniently close to CBD.

Comparable Properties



23 Neale St KENSINGTON 3031 (REI)

Agent Comments

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Price: \$920,800

Method: Auction Sale

Date: 24/03/2018

Rooms: 5

Property Type: Townhouse (Res)



1d Hennessy St BRUNSWICK 3056 (REI)

Agent Comments

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 2
 1

Price: \$915,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: Townhouse (Res)



4/2 Chatham St FLEMINGTON 3031 (REI)

Agent Comments

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 1

Price: \$885,000

Method: Sold Before Auction

Date: 21/03/2018

Rooms: 4

Property Type: Townhouse (Res)