

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

3/2A NORWOOD 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

\$790,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Flemington

Period-from

01 Sep 2022

to

31 Aug 2023

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

16 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$810,000	10-Jun-23
35 GOLDSBROUGH WALK KENSINGTON VIC 3031	\$830,000	03-Aug-23

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: 22 September 2023

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**16 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 1 1

Sold Price

\$810,000

Sold Date

10-Jun-23

Distance

0.69km**35 GOLDSBROUGH WALK
KENSINGTON VIC 3031**

2 1 1

Sold Price

^{RS} **\$830,000**

Sold Date

03-Aug-23

Distance

1.43km**RS** = Recent sale**UN** = Undisclosed Sale

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