

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

7/84 Dover Street, Flemington Vic 3031

Indicative selling price

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

Range between

\$240,000

&

\$260,000

Median sale price

Median price

\$478,500

Property Type

Unit

Suburb

Flemington

Period - From

01/04/2021

to

30/06/2021

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	1/25 Harold St, Ascot Vale, Vic 3032, Australia	\$235,000	27/05/2021
2	15/230 Ascot Vale Rd, Ascot Vale, Vic 3032, Australia	\$282,000	15/05/2021
3			

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.

This Statement of Information was prepared on:

23/08/2021 13:39



1 -

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$240,000 - \$260,000
Median Unit Price
June quarter 2021: \$478,500

Comparable Properties

1/25 Harold St, Ascot Vale, Vic 3032, Australia (REI) **Agent Comments**

1 1 1

Price: \$235,000
Method:
Date: 27/05/2021
Property Type: Unit

15/230 Ascot Vale Rd, Ascot Vale, Vic 3032, Australia (REI) **Agent Comments**

1 1 1

Price: \$282,000
Method:
Date: 15/05/2021
Property Type: Unit

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.

Account - Biggin & Scott | P: 03 9489 5777 | F: 03 9489 5788