

5/31 Norwood Street, Flemington Vic 3031



2 Bed 1 Bath – Car

Rooms: 3

Property Type: Flat

Indicative Selling Price

\$395,000 - \$425,000

Median House Price

Year ending March 2022: \$460,000

Comparable Properties



4/69 Edinburgh Street, Flemington 3031 (RE/VG)

2 Bed 1 Bath 1 Car

Price: \$425,000

Method: Private Sale

Date: 12/05/2022

Property Type: Apartment

Agent Comments: Similar accommodation and style of apartment.



8/2 Brighton Street, Flemington 3031 (REI)

1 Bed 1 Bath 1 Car

Price: \$407,000

Method: Auction Sale

Date: 28/05/2022

Property Type: Apartment

Agent Comments: Inferior accommodation, similar style building.



4/47 Railway Place West, Flemington 3031 (REI)

2 Bed 1 Bath 1 Car

Price: \$405,000

Method: Sold Before Auction

Date: 10/05/2022

Property Type: Apartment

Agent Comments: Similar accommodation, similar style building.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

5/31 Norwood Street, Flemington Vic 3031

Indicative selling price

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

Range between \$395,000 & \$425,000

Median sale price

Median price \$460,000 Unit x Suburb Flemington

Period - From 01/04/2021 to 31/03/2022 Source REIV

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
4/69 Edinburgh Street, FLEMINGTON 3031	\$425,000	12/05/2022
8/2 Brighton Street, FLEMINGTON 3031	\$407,000	28/05/2022
4/47 Railway Place West, FLEMINGTON 3031	\$405,000	10/05/2022

This Statement of Information was prepared on:

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