

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

6/49 FARNHAM 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

\$265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Flemington

Period-from

01 Oct 2022

to

30 Sep 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

1/12-14 FARNHAM COURT FLEMINGTON VIC 3031	\$275,000	18-Sep-23
5/12-14 ELTHAM STREET FLEMINGTON VIC 3031	\$268,000	28-Jul-23
8/12-14 ELTHAM STREET FLEMINGTON VIC 3031	\$270,000	03-Jun-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: 19 October 2023

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**1/12-14 FARNHAM COURT
 FLEMINGTON VIC 3031**

 1  1  -

Sold Price ^{RS} **\$275,000** Sold Date **18-Sep-23**

Distance **0.05km**



**5/12-14 ELTHAM STREET
 FLEMINGTON VIC 3031**

 1  1  1

Sold Price **\$268,000** Sold Date **28-Jul-23**

Distance **0.36km**



**8/12-14 ELTHAM STREET
 FLEMINGTON VIC 3031**

 1  1  1

Sold Price **\$270,000** Sold Date **03-Jun-23**

Distance **0.36km**

RS = Recent sale UN = Undisclosed Sale

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