

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 4/28 Pin Oak Crescent, Flemington, VIC 3031

Indicative selling price

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

Single Price \$405,000

Median sale price

Median price \$444,500 Property Type House Suburb Flemington (3031)

Period - From 16/11/2020 to 16/11/2021 Source PDOL

Comparable property sales

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
103/77 HOBSONS ROAD, KENSINGTON VIC 3031	\$392,500	03/09/2021
8/7 RANKINS ROAD, KENSINGTON VIC 3031	\$417,500	13/07/2021
313/71 HENRY STREET, KENSINGTON VIC 3031	\$412,500	08/07/2021

This Statement of Information was prepared on: 11/12/2021