

23 Newmarket Way, Flemington Vic 3031



2 Bed 1 Bath 1 Car
Property Type: Townhouse (Res)
Land Size: 119 sqm approx
Indicative Selling Price
 \$830,000
Median House Price
 Year ending March 2024:
 \$1,075,000

Comparable Properties



2/1 Cohuna Street, Brunswick West 3055 (REI/VG)
3 Bed 1 Bath 2 Car
Price: \$834,000
Method: Private Sale
Date: 25/04/2024
Property Type: Townhouse (Single)
Agent Comments: Freshly presented three bedroom townhouse with two carapaces.



19 Shands Lane, North Melbourne 3051 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$830,000
Method: Private Sale
Date: 20/02/2024
Property Type: Apartment
Land Size: 218 sqm approx
Agent Comments: Comparable accommodation with a garage



6 Doncaster Street, Ascot Vale 3032 (REI)
2 Bed 1 Bath 1 Car
Price: \$800,000
Method: Private Sale
Date: 09/04/2024
Property Type: Townhouse (Res)
Agent Comments: Comparable two bedroom accommodation with garage

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

23 Newmarket Way, Flemington Vic 3031

Indicative selling price

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

Single Price

\$830,000

Median sale price

Median price

\$1,075,000

House

x

Suburb

Flemington

Period - From

01/04/2023

to

31/03/2024

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
2/1 Cohuna Street, BRUNSWICK WEST 3055	\$834,000	25/04/2024
19 Shands Lane, NORTH MELBOURNE 3051	\$830,000	20/02/2024
6 Doncaster Street, ASCOT VALE 3032	\$800,000	09/04/2024

This Statement of Information was prepared on:

27/06/2024