

8/12 Eltham Street, Flemington Vic 3031



1 Bed 1 Bath 1 Car

Property Type: Flat

Indicative Selling Price

\$279,000

Median House Price

December quarter 2022: \$453,500

Comparable Properties



7/43 Farnham Street, Flemington 3031 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$289,5000

Method: Private Sale

Date: 07/02/2023

Property Type: Apartment

Agent Comments: Comparable accommodation older style brick building, freshly presented throughout.



1/15 Dover Street, Flemington 3031 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$279,000

Method: Private Sale

Date: 21/12/2022

Property Type: Apartment

Agent Comments: Comparable accommodation, freshly presented internally, with a superior outdoor space.



4/7 Mascoma Street, Ascot Vale 3032 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$270,000

Method: Sale

Date: 05/11/2022

Property Type: Flat/ Unit/ Apartment (Res)

Agent Comments: Comparable accommodation older style brick building, with floorboards throughout.

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

8/12 Eltham Street, Flemington Vic 3031

Indicative selling price

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

Single price

\$279,000

Median sale price

Median price

\$453,500

Unit

x

Suburb

Flemington

Period - From

01/10/2022

to

31/12/2022

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
7/43 Farnham Street, FLEMINGTON 3031	\$289,500	07/02/2023
1/15 Dover Street, FLEMINGTON 3031	\$279,000	21/12/2022
4/7 Mascoma Street, ASCOT VALE 3032	\$270,000	05/11/2022

This Statement of Information was prepared on:

24/02/2023 14:29