

STATEMENT OF INFORMATION

36/22-28 CANTERBURY STREET, FLEMINGTON, VIC 3031

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36/22-28 CANTERBURY STREET,

1 1 1

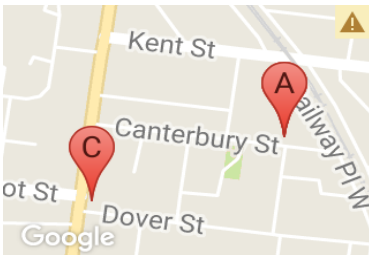
Indicative Selling Price

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

Single Price: \$189,000

Provided by: Maurice Moschini, Maddison Estate Agents

MEDIAN SALE PRICE



FLEMINGTON, VIC, 3031

Suburb Median Sale Price (Unit)

\$433,500

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



22/22 CANTERBURY ST, FLEMINGTON, VIC

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Sale Price

***\$180,000**

Sale Date: 02/04/2018

Distance from Property: 0m



34/22 CANTERBURY ST, FLEMINGTON, VIC

1 1 1

Sale Price

****\$180,000**

Sale Date: 02/04/2018

Distance from Property: 0m



106 ASCOT VALE RD, FLEMINGTON, VIC 3031

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Sale Price

\$259,000

Sale Date: 17/04/2018

Distance from Property: 335m



This report has been compiled on 31/05/2018 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36/22-28 CANTERBURY STREET, FLEMINGTON, VIC 3031

Indicative selling price

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

Single Price:

\$189,000

Median sale price

Median price

\$433,500

House

Unit

X

Suburb

FLEMINGTON

Period

01 April 2017 to 31 March 2018

Source



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
22/22 CANTERBURY ST, FLEMINGTON, VIC 3031	*\$180,000	02/04/2018
34/22 CANTERBURY ST, FLEMINGTON, VIC 3031	**\$180,000	02/04/2018
106 ASCOT VALE RD, FLEMINGTON, VIC 3031	\$259,000	17/04/2018