

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 9/49 Farnham Street, Flemington, VIC 3031

Indicative selling price

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

Single Price \$270,000

Median sale price

Median price \$375,000 Property Type Apartment Suburb Flemington (3031)

Period - From 01/03/2024 to 29/02/2024 Source realestate.com.au

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
11/7-9 WALTHAM STREET, FLEMINGTON VIC 3031	\$295,000	28/02/2024
3/30 BRYANT STREET, FLEMINGTON VIC 3031	\$292,000	10/10/2023
5/22 PRINCES STREET, FLEMINGTON VIC 3031	\$300,250	13/11/2023

This Statement of Information was prepared on: 27/03/2024