

11/7-9 Waltham Street, Flemington Vic 3031



1 Bed 1 Bath 1 Car
Rooms: 3
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$295,000
Median House Price
 December quarter 2023: \$392,500

Comparable Properties



13/57 Dover Street, Flemington 3031 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$311,000
Method: Private Sale
Date: 20/10/2023
Property Type: Apartment
Agent Comments: Comparable location, superior size
 comparable presentation



13/30 Bryant Street, Flemington 3031 (REI)

1 Bed 1 Bath 1 Car
Price: \$292,000
Method: Private Sale
Date: 10/10/2023
Property Type: Apartment
Agent Comments: Comparable location, comparable size
 comparable presentation



2/7 Waltham Street, Flemington 3031 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$270,000
Method: Private Sale
Date: 13/11/2023
Property Type: Apartment
Agent Comments: Comparable location, comparable size
 comparable presentation

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

11/7-9 Waltham Street, Flemington Vic 3031

Indicative selling price

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

Single price

\$295,000

Median sale price

Median price

\$392,500

Unit

x

Suburb

Flemington

Period - From

01/10/2023

to

31/12/2023

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
13/57 Dover Street, FLEMINGTON 3031	\$311,000	20/10/2023
13/30 Bryant Street, FLEMINGTON 3031	\$292,000	10/10/2023
2/7 Waltham Street, FLEMINGTON 3031	\$270,000	13/11/2023

This Statement of Information was prepared on:

22/02/2024