

## 19 Sturt Street, Flemington Vic 3031



**3 Bed 1 Bath 1 Car**  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 327 sqm approx  
**Indicative Selling Price**  
 \$1,130,000 - \$1,200,000  
**Median House Price**  
 07/02/2021-06/02/2022:  
 \$1,320,000

## Comparable Properties



**47 Epsom Road, Kensington 3031 (REI)**  
**3 Bed 1 Bath 1 Car**  
**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 22/12/2021  
**Property Type:** House  
**Agent Comments:** Superior location, comparable presentation, inferior land size



**57 Francis Street, Ascot Vale 3032 (REI)**  
**3 Bed 1 Bath 1 Car**  
**Price:** \$1,085,000  
**Method:** Private Sale  
**Date:** 19/12/2021  
**Property Type:** House  
**Agent Comments:** comparable location, inferior size, inferior presentation



**7 Sturt Street, Flemington 3031 (REI/VG)**  
**3 Bed 1 Bath - Car**  
**Price:** \$1,060,000  
**Method:** Action Sale  
**Date:** 13/11/2021  
**Property Type:** House (Res)  
**Land Size:** 234 sqm approx  
**Agent Comments:** comparable location, comparable presentation, inferior size

## 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

19 Sturt Street, Flemington Vic 3031

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,130,000 & \$1,200,000

#### Median sale price

Median price \$1,320,000 House x Suburb Flemington

Period - From 07/02/2021 to 06/02/2022 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
47 Epsom Road, KENSINGTON 3031	\$1,180,000	22/12/2021
57 Francis Street, ASCOT VALE 3032	\$1,085,000	19/12/2021
7 Sturt Street, FLEMINGTON 3031	\$1,060,000	13/11/2021

This Statement of Information was prepared on:

18/02/2022