

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

6/142 Shields Street Flemington VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Flemington

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

6/107 Princes Street Flemington VIC 3031	\$370,000	07-Oct-19
5/7-9 Farnham Court Flemington VIC 3031	\$342,500	01-Feb-20
1/72-78 Dover Street Flemington VIC 3031	\$322,000	21-Jan-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 March 2020



**6/107 Princes Street Flemington
VIC 3031**

1 1 1

Sold Price

\$370,000

Sold Date

07-Oct-19

Distance

0.14km



**5/7-9 Farnham Court Flemington
VIC 3031**

1 1 1

Sold Price

^{RS} **\$342,500**

Sold Date

01-Feb-20

Distance

0.5km



**1/72-78 Dover Street Flemington
VIC 3031**

1 1 1

Sold Price

\$322,000

Sold Date

21-Jan-20

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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