

## 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

127/200 Smithfield Road, 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 \$410,000

&

\$450,000

#### Median sale price

Median price \$463,000

House

Unit

X

Suburb Flemington

Period - From 01/07/2016

to

30/06/2017

Source REIV

#### 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 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
1	16/60 Farnham St FLEMINGTON 3031	\$450,000	13/05/2017
2	26/8-32 Howlett St KENSINGTON 3031	\$430,000	29/07/2017
3	1/44 Ascot Vale Rd FLEMINGTON 3031	\$412,000	26/05/2017

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 six months.~~



**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**16/60 Farnham St FLEMINGTON 3031 (REI/VG)** Agent Comments



**Price:** \$450,000

**Method:** Auction Sale

**Date:** 13/05/2017

**Rooms:** -

**Property Type:** Apartment



**26/8-32 Howlett St KENSINGTON 3031 (REI)** Agent Comments



**Price:** \$430,000

**Method:** Sold Before Auction

**Date:** 29/07/2017

**Rooms:** -

**Property Type:** Unit



**1/44 Ascot Vale Rd FLEMINGTON 3031 (REI)** Agent Comments



**Price:** \$412,000

**Method:** Private Sale

**Date:** 26/05/2017

**Rooms:** -

**Property Type:** Apartment