

Aaron Leask 9370 1277 0438 655 573 aleask@hodges.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	127/200 Smithfield Road, Flemington Vic 3031
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$410,000	&	\$450,000
riange between	Ψ+10,000	α	Ψ+30,000

Median sale price

Median price	\$463,000	Hou	se	Unit	Х	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.

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Indicative Selling Price \$410,000 - \$450,000 **Median Unit Price** Year ending June 2017: \$463,000



Rooms:

Property Type: Apartment **Agent Comments**

Comparable Properties



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

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Price: \$450,000 Method: Auction Sale Date: 13/05/2017

Rooms: -

Property Type: Apartment



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

——— 2





Price: \$430,000

Method: Sold Before Auction

Date: 29/07/2017

Rooms: -

Property Type: Unit

Agent Comments

Agent Comments



1/44 Ascot Vale Rd FLEMINGTON 3031 (REI)



Price: \$412,000 Method: Private Sale Date: 26/05/2017

Rooms: -

Property Type: Apartment

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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