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

13/190 Mount Alexander Road, Flemington Vic 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$330,000		&		\$363,000					
Median sale pi	rice									
Median price	\$415,000	Pro	operty Type	Unit			Suburb	Flemington		
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4/28 Melville Rd BRUNSWICK WEST 3055	\$331,500	18/12/2024
2	316/1 Ascot Vale Rd FLEMINGTON 3031	\$345,000	06/08/2024
3	6/30 Pin Oak Cr FLEMINGTON 3031	\$360,000	19/11/2024

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.

This Statement of Information was prepared on:

29/01/2025 16:35







Property Type: Apartment Agent Comments

Ken Griffith 03 9967 8899 0418 548 423 ken.griffith@belleproperty.com

Indicative Selling Price \$330,000 - \$363,000 Median Unit Price December quarter 2024: \$415,000

Comparable Properties



4/28 Melville Rd BRUNSWICK WEST 3055 (REI)

1



Price: \$331,500 Method: Private Sale Date: 18/12/2024 Property Type: House

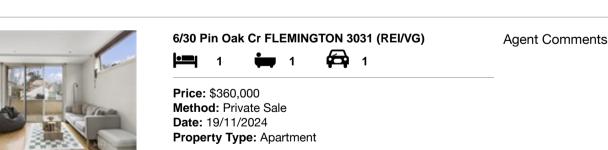
316/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)

Agent Comments

Agent Comments



Price: \$345,000 Method: Private Sale Date: 06/08/2024 Property Type: Apartment



Account - Belle Property Richmond | P: 03 9967 8899



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