

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

15/2 Newmarket Way 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

\$605,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

Flemington

Period-from

01 Apr 2020

to

31 Mar 2021

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

66/2 Newmarket Way Flemington VIC 3031	\$589,000	06-Feb-21
3/2 Brighton Street Flemington VIC 3031	\$578,000	20-Feb-21
1/7-9 Rankins Road Kensington VIC 3031	\$551,500	27-Feb-21

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: 27 April 2021

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66/2 Newmarket Way Flemington VIC 3031

Sold Price

\$589,000

Sold Date

06-Feb-21

 2

 1

 1

Distance

-



3/2 Brighton Street Flemington VIC 3031

Sold Price

^{RS} **\$578,000**

Sold Date

20-Feb-21

 2

 1

 1

Distance

0.19km



1/7-9 Rankins Road Kensington VIC 3031

Sold Price

^{RS} **\$551,500**

Sold Date

27-Feb-21

 2

 1

 1

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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