

## 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

20A Wisewould Street, Flemington Vic 3031

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$895,000

## Median sale price

Median price

\$1,100,000

House

X

Unit

Suburb

Flemington

Period - From

01/01/2019

to

31/03/2019

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	36 Gillespie Av ASCOT VALE 3032	\$950,000	26/04/2019
2	17 Union Rd ASCOT VALE 3032	\$897,000	04/05/2019
3	195 Stockmans Way KENSINGTON 3031	\$895,000	27/05/2019

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.



3   
 2   
 2

**Rooms:**

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**  
\$895,000

**Median House Price**  
March quarter 2019: \$1,100,000

**Deceptively Spacious** This spacious three bedroom, two bathroom plus study home boasts city fringe convenience and a bonus bedroom resulting from a garage conversion. Also featuring open living with north facing courtyard.

## Comparable Properties



**36 Gillespie Av ASCOT VALE 3032 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 26/04/2019

**Rooms:** 5

**Property Type:** House (Res)



**17 Union Rd ASCOT VALE 3032 (REI)**

Agent Comments

3   
 1   
 1

**Price:** \$897,000

**Method:** Auction Sale

**Date:** 04/05/2019

**Rooms:** -

**Property Type:** House (Res)



**195 Stockmans Way KENSINGTON 3031 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$895,000

**Method:** Private Sale

**Date:** 27/05/2019

**Rooms:** 6

**Property Type:** House