

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 20A Wisewould Street, Flemington Vic 3031

#### Indicative selling price

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

Single price \$895,000

#### Median sale price

Median price	\$1,100,000	Hou	ise 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.

Ade	dress 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.

#### Account - Edward Thomas | P: 03 9376 3322

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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.







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) 2 2 •**•** 3

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

Agent Comments

Price: \$897,000 Method: Auction Sale Date: 04/05/2019 Rooms: -Property Type: House (Res)



195 Stockmans Way KENSINGTON 3031 (REI) Agent Comments



Price: \$895.000 Method: Private Sale Date: 27/05/2019 Rooms: 6 Property Type: House

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