

## 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

6/15 Dover 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)

Range between \$270,000

&amp;

\$290,000

**Median sale price**

Median price \$400,000

House

Unit

X

Suburb

Flemington

Period - From 01/10/2017

to

31/12/2017

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	3/142 Shields St FLEMINGTON 3031	\$300,000	25/11/2017
2	12/7-9 Farnham Ct FLEMINGTON 3031	\$295,000	28/10/2017
3	7/43 Farnham St FLEMINGTON 3031	\$285,000	06/12/2017

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.



**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$270,000 - \$290,000  
**Median Unit Price**  
December quarter 2017: \$400,000

## Comparable Properties



**3/142 Shields St FLEMINGTON 3031 (REI)**

**Agent Comments**



**Price:** \$300,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** -  
**Property Type:** Apartment



**12/7-9 Farnham Ct FLEMINGTON 3031 (REI)**

**Agent Comments**



**Price:** \$295,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** -  
**Property Type:** Apartment



**7/43 Farnham St FLEMINGTON 3031 (REI)**

**Agent Comments**



**Price:** \$285,000  
**Method:** Private Sale  
**Date:** 06/12/2017  
**Rooms:** -  
**Property Type:** Apartment