

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	6/15 Dover Street, Flemington Vic 3031
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$270,000	&	\$290,000

Median sale price

Median price	\$400,000	Hou	ıse	Unit	Х	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.

Ad	dress 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.









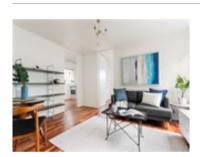


Rooms:

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)

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Price: \$295,000 Method: Auction Sale Date: 28/10/2017

Rooms: -

Property Type: Apartment

Agent Comments



7/43 Farnham St FLEMINGTON 3031 (REI)





Price: \$285,000 Method: Private Sale Date: 06/12/2017

Rooms: -

Property Type: Apartment

Agent Comments

Account - Edward Thomas | P: 03 9376 3322

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