

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

13/57-59 DOVER STREET 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

or range
between

\$305,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Flemington

Period-from

01 Sep 2022

to

31 Aug 2023

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

3/70 EDINBURGH STREET FLEMINGTON VIC 3031	\$330,000	13-Aug-23
10/48 FARNHAM STREET FLEMINGTON VIC 3031	\$340,000	12-Jul-23
5/7-11 DARTFORD STREET FLEMINGTON VIC 3031	\$302,000	03-May-23

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: 14 September 2023


**3/70 EDINBURGH STREET
FLEMINGTON VIC 3031**

1 1 1

Sold Price

RS

\$330,000

Sold Date

13-Aug-23

Distance

0.21km

**10/48 FARNHAM STREET
FLEMINGTON VIC 3031**

1 1 1

Sold Price

\$340,000

Sold Date

12-Jul-23

Distance

0.59km

**5/7-11 DARTFORD STREET
FLEMINGTON VIC 3031**

1 1 1

Sold Price

\$302,000

Sold Date

03-May-23

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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