

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

1/15 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

\$289,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,999

Property type

Unit

Suburb

Flemington

Period-from

01 Nov 2021

to

31 Oct 2022

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

1/37 MYRNONG CRESCENT ASCOT VALE VIC 3032	\$306,999	02-Aug-22
3/10 ANGLERS WAY MARIBYRNONG VIC 3032	\$293,000	17-Aug-22
1/21 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$320,000	22-Jun-22

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: 25 November 2022


1/37 MYRNONG CRESCENT ASCOT VALE VIC 3032

Sold Price

\$306,999

 Sold Date **02-Aug-22**

1 1 1

 Distance **0.91km**

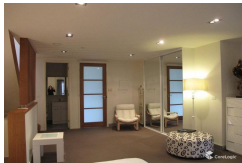
3/10 ANGLERS WAY MARIBYRNONG VIC 3032

Sold Price

^{RS} **\$293,000**

 Sold Date **17-Aug-22**

1 1 1

 Distance **2.85km**

1/21 ASCOT VALE ROAD FLEMINGTON VIC 3031

Sold Price

\$320,000

 Sold Date **22-Jun-22**

1 1 1

 Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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