

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

51/2 NEWMARKET WAY 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

\$609,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Flemington

Period-from

01 May 2021

to

30 Apr 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

52/2 NEWMARKET WAY FLEMINGTON VIC 3031	\$625,000	23-Oct-21
201/68 PIN OAK CRESCENT FLEMINGTON VIC 3031	\$610,000	14-Dec-21
23/60 FARNHAM STREET FLEMINGTON VIC 3031	\$609,000	08-Oct-21

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: 02 May 2022

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**52/2 NEWMARKET WAY
FLEMINGTON VIC 3031**

2 1 1

Sold Price **\$625,000** Sold Date **23-Oct-21**

Distance -



**201/68 PIN OAK CRESCENT
FLEMINGTON VIC 3031**

2 1 1

Sold Price **\$610,000** Sold Date **14-Dec-21**

Distance **0.14km**



**23/60 FARNHAM STREET
FLEMINGTON VIC 3031**

2 1 1

Sold Price **\$609,000** Sold Date **08-Oct-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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