

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

5/155 MT ALEXANDER ROAD 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$474,000

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

8/37 FARNHAM STREET FLEMINGTON VIC 3031	\$957,000	26-Feb-22
4/155 MT ALEXANDER ROAD FLEMINGTON VIC 3031	\$890,000	19-Feb-22
224/68 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$875,000	23-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: 16 May 2022

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**8/37 FARNHAM STREET
FLEMINGTON VIC 3031**

3 2 1

Sold Price

^{RS}

\$957,000

Sold Date

26-Feb-22

Distance

-



**4/155 MT ALEXANDER ROAD
FLEMINGTON VIC 3031**

4 2 2

Sold Price

\$890,000

Sold Date

19-Feb-22

Distance

-



**224/68 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

3 2 2

Sold Price

\$875,000

Sold Date

23-Oct-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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