

## 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

28 Church Street, Flemington Vic 3031

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000

&amp;

\$880,000

## Median sale price

Median price \$1,105,000

House

X

Unit

Suburb Flemington

Period - From 01/04/2017

to

31/03/2018

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.

	Address of comparable property	Price	Date of sale
1	32 Church St FLEMINGTON 3031	\$890,000	08/12/2017
2	25 Robertson St KENSINGTON 3031	\$855,000	16/12/2017
3	120 pin oak Cr FLEMINGTON 3031	\$810,000	03/03/2018

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.

28 Church Street, Flemington Vic 3031

Jordan Terlizzi

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**Indicative Selling Price**

\$820,000 - \$880,000

**Median House Price**

Year ending March 2018: \$1,105,000



2 1 0

**Rooms:**

**Property Type:** House

**Land Size:** 162 sqm approx

**Agent Comments**

## Comparable Properties



**32 Church St FLEMINGTON 3031 (VG)**

**Agent Comments**

2 - -

**Price:** \$890,000

**Method:** Sale

**Date:** 08/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 187 sqm approx



**25 Robertson St KENSINGTON 3031 (RE/VG)**

**Agent Comments**

2 1 -

**Price:** \$855,000

**Method:** Auction Sale

**Date:** 16/12/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 206 sqm approx



**120 pin oak Cr FLEMINGTON 3031 (RE/VG)**

**Agent Comments**

2 1 -

**Price:** \$810,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** -

**Property Type:** House (Res)