

## 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

2/63 Crown 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 \$750,000

&amp;

\$775,000

**Median sale price**

Median price \$1,100,000

House

X

Unit

Suburb Flemington

Period - From 01/10/2016

to

30/09/2017

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	109 The Crescent KENSINGTON 3031	\$830,000	03/06/2017
2	5/7 Roxburgh St ASCOT VALE 3032	\$799,000	04/10/2017
3	40 Rourke La KENSINGTON 3031	\$770,000	21/09/2017

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.~~



2   
 2   
 1

**Rooms:**

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$750,000 - \$775,000

**Median House Price**

Year ending September 2017: \$1,100,000

Elegant Design Brings Rewards Contemporary two bedroom, two bathroom residence flaunting park views. Architect designed, impeccably appointed, attractively situated.

## Comparable Properties



**109 The Crescent KENSINGTON 3031 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$830,000

**Method:** Private Sale

**Date:** 03/06/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**5/7 Roxburgh St ASCOT VALE 3032 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$799,000

**Method:** Private Sale

**Date:** 04/10/2017

**Rooms:** -

**Property Type:** Townhouse (Single)



**40 Rourke La KENSINGTON 3031 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$770,000

**Method:** Private Sale

**Date:** 21/09/2017

**Rooms:** -

**Property Type:** Townhouse (Res)