Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

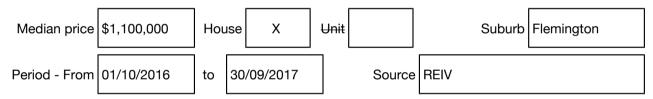
Address 2/63 Crown Street, Flemington Vic 3031 Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

 Range between
 \$750,000
 &
 \$775,000

Median sale price



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.

Account - Edward Thomas | P: 03 9376 3322

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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)



Price: \$830,000 Method: Private Sale Date: 03/06/2017 Rooms: -Property Type: Townhouse (Res)

Agent Comments

Agent Comments



Price: Metho Date: Room Prope



Price: \$799,000 Method: Private Sale Date: 04/10/2017 Rooms: -Property Type: Townhouse (Single)

5/7 Roxburgh St ASCOT VALE 3032 (REI)

40 Rourke La KENSINGTON 3031 (REI)



Agent Comments

Price: \$770,000 Method: Private Sale Date: 21/09/2017 Rooms: -Property Type: Townhouse (Res)

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