

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

7 ORIANA COURT 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

\$1,080,000

&

\$1,160,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,097,750

Property type

House

Suburb

Flemington

Period-from

01 Dec 2023

to

30 Nov 2024

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

6 EDINBURGH STREET FLEMINGTON VIC 3031	\$1,145,000	18-Oct-24
12A MILTON STREET ASCOT VALE VIC 3032	\$1,095,000	29-Sep-24
57 DUNLOP AVENUE ASCOT VALE VIC 3032	\$1,080,000	08-Jun-24

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: 06 December 2024

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**6 EDINBURGH STREET
FLEMINGTON VIC 3031**

Sold Price ^{RS} **\$1,145,000** Sold Date **18-Oct-24**

 3  1  -

Distance **0.6km**

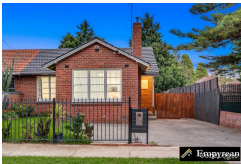


**12A MILTON STREET ASCOT VALE
VIC 3032**

Sold Price **\$1,095,000** Sold Date **29-Sep-24**

 3  1  -

Distance **1.25km**



**57 DUNLOP AVENUE ASCOT VALE
VIC 3032**

Sold Price **\$1,080,000** Sold Date **08-Jun-24**

 2  2  5

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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