

59 Edinburgh Street, Flemington Vic 3031



4 Bed 2 Bath – Car
Rooms: 5
Property Type: House (Res)
Land Size: 214 sqm approx
Indicative Selling Price
 \$960,000 - \$1,050,000
Median House Price
 Year ending September 2022:
 \$1,319,500

Comparable Properties



99 Princes Street, Flemington 3031 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$1,020,000
Method: Sale
Date: 12/07/2022
Property Type: House (Res)
Land Size: 214 sqm approx
Agent Comments: Similar style property, inferior location and accommodation, similar condition



156 Mooltan Street, Travancore 3032 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$1,000,000
Method: Auction Sale
Date: 08/10/2022
Property Type: House (Res)
Land Size: 257 sqm approx
Agent Comments: Similar style property, superior position, inferior accommodation, superior land size



30 Ormond Street, Kensington 3031 (REI)

2 Bed 1 Bath - Car
Price: \$990,000
Method: Auction Sale
Date: 22/10/2022
Property Type: House(Res)
Agent Comments: Inferior accommodation and land size, similar location, inferior condition

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

59 Edinburgh Street, Flemington Vic 3031

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,319,500 House x Suburb Flemington

Period - From 01/10/2021 to 30/09/2022 Source REIV

Comparable property sales

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
99 Princes Street, FLEMINGTON 3031	\$1,020,000	12/07/2022
156 Mooltan Street, TRAVANCORE 3032	\$1,000,000	08/10/2022
30 Ormond Street, KENSINGTON 3031	\$990,000	22/10/2022

This Statement of Information was prepared on:

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