

## 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

9/22-28 CANTERBURY 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) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$165,000

&

\$179,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$431,250

Property type

Unit

Suburb

Flemington

Period-from

01 Nov 2023

to

31 Oct 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

41/22-28 CANTERBURY STREET FLEMINGTON VIC 3031	\$185,000	26-Sep-24
11/22-28 CANTERBURY STREET FLEMINGTON VIC 3031	\$193,000	30-Oct-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: 18 November 2024



**41/22-28 CANTERBURY STREET  
 FLEMINGTON VIC 3031**

 1  1  -

Sold Price <sup>RS</sup> **\$185,000** Sold Date **26-Sep-24**

Distance **0km**



**11/22-28 CANTERBURY STREET  
 FLEMINGTON VIC 3031**

 1  1  -

Sold Price <sup>RS</sup> **\$193,000** Sold Date **30-Oct-24**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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