

# 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

21/60 Farnham 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 \$385,000 & \$420,000

### Median sale price

Median price \$500,000 Property Type Unit Suburb Flemington

Period - From 01/10/2021 to 31/12/2021 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	4/86 Rankins Rd KENSINGTON 3031	\$390,000	17/12/2021
2	8/60 Farnham St FLEMINGTON 3031	\$380,000	17/12/2021
3	7/60 Farnham St FLEMINGTON 3031	\$360,000	07/12/2021

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.~~

This Statement of Information was prepared on:

01/02/2022 10:20

21/60 Farnham Street, Flemington Vic 3031



1 -

**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$385,000 - \$420,000  
**Median Unit Price**  
December quarter 2021: \$500,000

## Comparable Properties



**4/86 Rankins Rd KENSINGTON 3031 (REI)**

**Agent Comments**

1 1 1

**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 17/12/2021  
**Property Type:** Apartment



**8/60 Farnham St FLEMINGTON 3031 (REI)**

**Agent Comments**

1 1 1

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 17/12/2021  
**Property Type:** Apartment



**7/60 Farnham St FLEMINGTON 3031 (REI)**

**Agent Comments**

1 1 1

**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 07/12/2021  
**Property Type:** Apartment

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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