

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

9/6-10 FARNHAM 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Flemington

Period-from

01 Apr 2024

to

31 Mar 2025

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

12/121 WELLINGTON STREET FLEMINGTON VIC 3031	\$500,000	15-Mar-25
2/52-54 CANTERBURY STREET FLEMINGTON VIC 3031	\$495,000	05-Dec-24
CANTERBURY STREET FLEMINGTON VIC 3031	\$495,000	05-Dec-24

OR

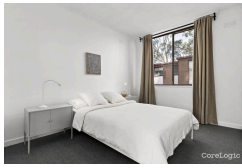
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 April 2025

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**12/121 WELLINGTON STREET
FLEMINGTON VIC 3031**

 2  1  1

Sold Price

^{RS} **\$500,000**

Sold Date

15-Mar-25

Distance

0.19km



**2/52-54 CANTERBURY STREET
FLEMINGTON VIC 3031**

 2  1  1

Sold Price

\$495,000

Sold Date

05-Dec-24

Distance

0.48km



**CANTERBURY STREET
FLEMINGTON VIC 3031**

 -  -  -

Sold Price

Sold Date

05-Dec-24

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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