

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 6/72-78 Dover Street, Flemington Vic 3031

Indicative selling price

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

Single price \$299,000

Median sale price

Median price \$411,250 House Unit X Suburb Flemington

Period - From 01/04/2018 to 31/03/2019 Source REIV

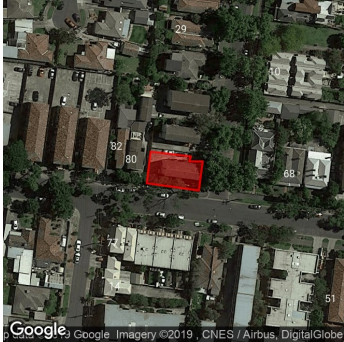
Comparable property sales (*Delete A or B below as applicable)

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	12/60 Farnham St FLEMINGTON 3031	\$320,000	24/11/2018
2	11/23 Maribyrnong Rd ASCOT VALE 3032	\$300,000	04/05/2019
3	9/7-9 Waltham St FLEMINGTON 3031	\$279,000	28/02/2019

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.



Rooms:

Property Type: Flat

Land Size: 0 sqm approx

Agent Comments

Neat and bright 1 bedroom apartment located on the top floor with windows on every aspect with tree-top views

Comparable Properties



12/60 Farnham St FLEMINGTON 3031 (REI/VG)

Agent Comments



Price: \$320,000

Method: Auction Sale

Date: 24/11/2018

Rooms: -

Property Type: Apartment

Set in a similar style block in a similar street in a similar location. Offers similar overall size and condition throughout however has a balcony.



11/23 Maribyrnong Rd ASCOT VALE 3032 (REI)

Agent Comments



Price: \$300,000

Method: Auction Sale

Date: 04/05/2019

Rooms: -

Property Type: Apartment

Set in an inferior block in an inferior main road location. Similar condition throughout, does offer a balcony.



9/7-9 Waltham St FLEMINGTON 3031 (REI)

Agent Comments



Price: \$279,000

Method: Private Sale

Date: 28/02/2019

Rooms: -

Property Type: Apartment

Similar style block and location however inferior un-renovated condition throughout.