

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

15/43-49 Dover Street, Flemington Vic 3031

Indicative selling price

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

Range between

\$370,000

&

\$407,000

Median sale price

Median price

\$400,000

House

Unit

X

Suburb

Flemington

Period - From

01/10/2017

to

31/12/2017

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	7/123 Epsom Rd ASCOT VALE 3032	\$400,000	23/01/2018
2	7/90 Dover St FLEMINGTON 3031	\$382,500	29/11/2017
3	17/2 Walker St MOONEE PONDS 3039	\$382,500	14/12/2017

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
Agent Comments

Indicative Selling Price
\$370,000 - \$407,000
Median Unit Price
December quarter 2017: \$400,000

Comparable Properties



7/123 Epsom Rd ASCOT VALE 3032 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 23/01/2018
Rooms: 3
Property Type: Apartment



7/90 Dover St FLEMINGTON 3031 (REI)

Agent Comments



Price: \$382,500
Method: Private Sale
Date: 29/11/2017
Rooms: 4
Property Type: Apartment



17/2 Walker St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$382,500
Method: Private Sale
Date: 14/12/2017
Rooms: -
Property Type: Apartment