

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 1/3 Tunbridge Street, Flemington Vic 3031

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$882,000 Property Type Townhouse Suburb Flemington

Period - From 23/10/2022 to 22/10/2023 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	101 The Crescent KENSINGTON 3031	\$915,000	14/09/2023
2	17a Sutton St NORTH MELBOURNE 3051	\$901,500	05/08/2023
3	24 Neale St KENSINGTON 3031	\$860,000	08/05/2023

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: 23/10/2023 09:49

1/3 Tunbridge Street, Flemington Vic 3031



 2  1  1

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median Townhouse Price

23/10/2022 - 22/10/2023: \$882,000

Situated in this popular location and with street frontage is this light and bright 2 bedroom townhouse.

Comparable Properties



101 The Crescent KENSINGTON 3031 (REI)

Agent Comments

 2  1  1

Price: \$915,000

Method: Sold Before Auction

Date: 14/09/2023

Property Type: Townhouse (Res)



17a Sutton St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

 2  2  1

Price: \$901,500

Method: Auction Sale

Date: 05/08/2023

Property Type: Townhouse (Res)

Land Size: 72 sqm approx



24 Neale St KENSINGTON 3031 (REI)

Agent Comments

 2  1  1

Price: \$860,000

Method: Sold Before Auction

Date: 08/05/2023

Property Type: Townhouse (Res)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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