

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

13/190 Mount Alexander Road, Flemington Vic 3031

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$392,500

Property Type

Unit

Suburb

Flemington

Period - From

01/10/2023

to

31/12/2023

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	2/55 Wellington St FLEMINGTON 3031	\$405,000	08/03/2024
2	5/37 Kensington Rd KENSINGTON 3031	\$439,000	02/12/2023
3	410/8 North St ASCOT VALE 3032	\$450,000	13/02/2024

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:

26/03/2024 10:50

13/190 Mount Alexander Road, Flemington Vic 3031

Ken Griffith
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 1  1  1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$425,000
Median Unit Price
December quarter 2023: \$392,500

Comparable Properties



2/55 Wellington St FLEMINGTON 3031 (REI) [Agent Comments](#)

 1  1  1

Price: \$405,000
Method: Private Sale
Date: 08/03/2024
Property Type: Apartment



5/37 Kensington Rd KENSINGTON 3031 (REI/VG) [Agent Comments](#)

 1  1  1

Price: \$439,000
Method: Sold Before Auction
Date: 02/12/2023
Property Type: Apartment



410/8 North St ASCOT VALE 3032 (REI) [Agent Comments](#)

 1  1  1

Price: \$450,000
Method: Private Sale
Date: 13/02/2024
Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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