

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

133 EDINBURGH STREET 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

\$890,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,065,000

Property type

House

Suburb

Flemington

Period-from

01 Feb 2023

to

31 Jan 2024

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

34 CROWN STREET FLEMINGTON VIC 3031	\$882,000	16-Nov-23
4 GLANCE STREET FLEMINGTON VIC 3031	\$800,000	22-Nov-23
126 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$890,000	19-Dec-23

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: 13 February 2024

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**34 CROWN STREET FLEMINGTON
VIC 3031**

 2  1  -

Sold Price **\$882,000** Sold Date **16-Nov-23**

Distance **0.09km**



**4 GLANCE STREET FLEMINGTON
VIC 3031**

 2  1  -

Sold Price **\$800,000** Sold Date **22-Nov-23**

Distance **0.29km**



**126 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 4  1  2

Sold Price **\$890,000** Sold Date **19-Dec-23**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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