

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

1-23/147 PRINCES 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

or range
between

\$899,000

&

\$988,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,000

Property type

Unit

Suburb

Flemington

Period-from

01 Apr 2022

to

31 Mar 2023

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

24A PARSONS STREET KENSINGTON VIC 3031	\$1,005,000	03-Dec-22
47A COLLETT STREET KENSINGTON VIC 3031	\$1,480,000	22-Mar-23
26 EMU LANE PARKVILLE VIC 3052	\$988,888	27-Jan-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: 26 April 2023

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**24A PARSONS STREET
KENSINGTON VIC 3031**

3 2 -

Sold Price **\$1,005,000** Sold Date **03-Dec-22**

Distance **0.71km**



**47A COLLETT STREET
KENSINGTON VIC 3031**

3 3 -

Sold Price ^{RS} **\$1,480,000** Sold Date **22-Mar-23**

Distance **0.78km**



26 EMU LANE PARKVILLE VIC 3052 Sold Price

3 2 2

\$988,888 Sold Date **27-Jan-23**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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