

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

2/116 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

or range
between

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Flemington

Period-from

01 May 2023

to

30 Apr 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

28/18 MAWBAY STREET KENSINGTON VIC 3031	718000	14-Mar-24
43B EPSOM ROAD ASCOT VALE VIC 3032	700000	15-May-24
16 MAWBAY STREET KENSINGTON VIC 3031	718000	14-Mar-24

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: 31 May 2024

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**28/18 MAWBAY STREET
 KENSINGTON VIC 3031**

 2  1  1

Sold Price **718000** Sold Date **14-Mar-24**

Distance **0.57km**

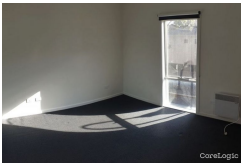


**43B EPSOM ROAD ASCOT VALE
 VIC 3032**

 2  1  1

Sold Price ^{RS} **700000** Sold Date **15-May-24**

Distance **1.82km**



**16 MAWBAY STREET KENSINGTON
 VIC 3031**

 2  1  1

Sold Price **718000** Sold Date **14-Mar-24**

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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