

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

21/2 NEWMARKET WAY 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Flemington

Period-from

01 Apr 2023

to

31 Mar 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

2/72-88 NEWMARKET STREET FLEMINGTON VIC 3031	\$665,000	15-Dec-23
9/55 DOVER STREET FLEMINGTON VIC 3031	\$651,000	05-Oct-23
15/55 DOVER STREET FLEMINGTON VIC 3031	\$612,500	09-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: 04 April 2024

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**2/72-88 NEWMARKET STREET
FLEMINGTON VIC 3031**
 2  1  1

Sold Price

\$665,000

Sold Date

15-Dec-23

Distance

0.04km

**9/55 DOVER STREET FLEMINGTON
VIC 3031**
 2  1  1

Sold Price

\$651,000

Sold Date

05-Oct-23

Distance

0.41km

**15/55 DOVER STREET
FLEMINGTON VIC 3031**
 2  1  1

Sold Price

^{RS} **\$612,500**

Sold Date

09-Mar-24

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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