

23 Newmarket Way, Flemington Vic 3031



2 Bed 1 Bath 1 Car
Property Type: Townhouse (Res)
Land Size: 119 sqm approx
Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 Year ending September 2023:
 \$1,023,750

Comparable Properties



41 Railway Place West, Flemington 3031 (REI)
2 Bed 1 Bath 1 Car
Price: \$892,000
Method: Sold Before Auction
Date: 16/09/2023
Property Type: House (Res)
Agent Comments: Street fronted townhouse with garage and two upstairs balconies.



110b Kensington Road, Kensington 3031 (REI)
2 Bed 1 Bath 1 Car
Price: \$888,000
Method: Auction Sale
Date: 16/09/2023
Property Type: Townhouse (Res)
Land Size: 128 sqm approx
Agent Comments: Street fronted townhouse, freshly presented, deep rear courtyard and carport.



6 Peppercorn Walk, Kensington 3031 (REI)
2 Bed 1 Bath 1 Car
Price: \$880,000
Method: Sold Before Auction
Date: 26/09/2023
Property Type: Townhouse (Res)
Agent Comments: Street fronted townhouse, freshly presented, north facing rear and carport.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

23 Newmarket Way, Flemington Vic 3031

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,023,750 House x Suburb Flemington

Period - From 01/10/2022 to 30/09/2023 Source REIV

Comparable property sales

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
41 Railway Place West, FLEMINGTON 3031	\$892,000	16/09/2023
110b Kensington Road, KENSINGTON 3031	\$888,000	16/09/2023
6 Peppercorn Walk, KENSINGTON 3031	\$880,000	26/09/2023

This Statement of Information was prepared on:

13/12/2023 10:46