

# 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

42/2 Newmarket Way, Flemington Vic 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$480,000

### Median sale price

Median price \$385,000 Property Type Unit Suburb Flemington

Period - From 02/05/2023 to 01/05/2024 Source REIV

### 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 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
1	7/123 Epsom Rd ASCOT VALE 3032	\$480,000	28/03/2024
2	2/42 The Parade ASCOT VALE 3032	\$480,000	22/12/2023
3	34/2 Newmarket Way FLEMINGTON 3031	\$470,000	24/02/2024

**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 six months.~~

This Statement of Information was prepared on:

02/05/2024 10:17



**Property Type:**

Flat/Unit/Apartment (Res)

**Agent Comments**

2 bedroom apartment with generous balcony.

## Comparable Properties



**7/123 Epsom Rd ASCOT VALE 3032 (REI)**



**Agent Comments**

Comparable accommodation

**Price:** \$480,000

**Method:** Private Sale

**Date:** 28/03/2024

**Property Type:** Unit



**2/42 The Parade ASCOT VALE 3032 (REI/VG)**



**Agent Comments**

Comparable accommodation in superior location

**Price:** \$480,000

**Method:** Private Sale

**Date:** 22/12/2023

**Property Type:** Unit



**34/2 Newmarket Way FLEMINGTON 3031 (REI/VG)**



**Agent Comments**

Comparable apartment in same complex

**Price:** \$470,000

**Method:** Sold Before Auction

**Date:** 24/02/2024

**Property Type:** Apartment