

47 Waltham Street, Flemington Vic 3031



2 Bed 1 Bath - Car

Property Type: House (Previously Occupied - Detached)

Land Size: 245 sqm approx

Indicative Selling Price

\$1,080,000 - \$1,180,000

Median House Price

13/06/2023 - 12/06/2024:

\$1,075,000

Comparable Properties



114 Shields Street, Flemington 3031 (REI/VG)

2 Bed 1 Bath - Car

Price: \$1,120,000

Method: Sold Before Auction

Date: 01/03/2024

Property Type: House (Res)

Land Size: 166 sqm approx

Agent Comments: Inferior land size Comparable location and condition



45 Canterbury Street, Flemington 3031 (REI)

2 Bed 1 Bath - Car

Price: \$1,100,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Agent Comments: Inferior condition Comparable location and property style Superior land size



7 Henry Street, Kensington 3031 (REI/VG)

2 Bed 1 Bath - Car

Price: \$1,090,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 178 sqm approx

Agent Comments: Comparable period property Inferior condition and floorplan Inferior location

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

47 Waltham Street, Flemington Vic 3031
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Indicative selling price

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

Range between

\$1,080,000

 &

\$1,180,000

Median sale price

Median price

\$1,075,000

 House

x

 Suburb

Flemington

Period - From

13/06/2023

 to

12/06/2024

 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
114 Shields Street, FLEMINGTON 3031	\$1,120,000	01/03/2024
45 Canterbury Street, FLEMINGTON 3031	\$1,100,000	18/05/2024
7 Henry Street, KENSINGTON 3031	\$1,090,000	24/02/2024

This Statement of Information was prepared on:

13/06/2024 10:57
