

# 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

7/30-32 Finsbury Street, 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 \$500,000 & \$550,000

### Median sale price

Median price \$392,500 Property Type Unit Suburb Flemington

Period - From 01/10/2023 to 31/12/2023 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	1/11-13 Farnham Ct FLEMINGTON 3031	\$565,000	16/12/2023
2	34/2 Newmarket Way FLEMINGTON 3031	\$470,000	24/02/2024
3	3/15 Dartford St FLEMINGTON 3031	\$450,000	10/02/2024

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:

12/03/2024 14:43



**Property Type:** Strata Unit/Flat

**Land Size:** 76 sqm approx

Agent Comments

## Comparable Properties



1/11-13 Farnham Ct FLEMINGTON 3031 (REI)

Agent Comments



**Price:** \$565,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Apartment



34/2 Newmarket Way FLEMINGTON 3031 (REI)

Agent Comments



**Price:** \$470,000

**Method:** Sold Before Auction

**Date:** 24/02/2024

**Property Type:** Apartment



3/15 Dartford St FLEMINGTON 3031 (REI)

Agent Comments



**Price:** \$450,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** Apartment