

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

71 Princes Street, Flemington Vic 3031

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$999,500 Property Type House 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	69 Shields St FLEMINGTON 3031	\$1,009,000	02/10/2023
2	46 Coronet St FLEMINGTON 3031	\$1,014,000	31/08/2023
3	410 Arden St KENSINGTON 3031	\$1,025,000	04/12/2023

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:

16/01/2024 16:41



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Property Type: House

Land Size: 138 sqm approx

Agent Comments

Comparable Properties



69 Shields St FLEMINGTON 3031 (REI/VG)

Agent Comments

2 1 -

Price: \$1,009,000

Method: Sold Before Auction

Date: 02/10/2023

Property Type: House (Res)

Land Size: 137 sqm approx



46 Coronet St FLEMINGTON 3031 (REI/VG)

Agent Comments

2 1 -

Price: \$1,014,000

Method: Sold Before Auction

Date: 31/08/2023

Property Type: House (Res)

Land Size: 220 sqm approx



410 Arden St KENSINGTON 3031 (REI/VG)

Agent Comments

2 1 -

Price: \$1,025,000

Method: Private Sale

Date: 04/12/2023

Property Type: House

Land Size: 164 sqm approx