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	20/48 FARNHAM STREET FLEMINGTON VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$300,000	&	$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$385,000	Property type	Unit	Suburb	Flemington
Period-from	01 Feb 2023	to	31 Jan 2024	Source	Corelogic

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 6 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
12/12-14 FARNHAM COURT FLEMINGTON VIC 3031	$323,500	11-Sep-23
3/70 EDINBURGH STREET FLEMINGTON VIC 3031	$330,000	13-Aug-23
13/57-59 DOVER STREET FLEMINGTON VIC 3031	$311,000	18-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 09 February 2024

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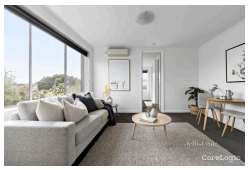

12/12-14 FARNHAM COURT FLEMINGTON VIC 3031

1 1 1

Sold Price **$323,500** Sold Date **11-Sep-23**

Distance **0.14km**



3/70 EDINBURGH STREET FLEMINGTON VIC 3031

1 1 1

Sold Price **$330,000** Sold Date **13-Aug-23**

Distance **0.64km**



13/57-59 DOVER STREET FLEMINGTON VIC 3031

1 1 1

Sold Price **$311,000** Sold Date **18-Oct-23**

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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