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	22/47 Dover Street, Flemington Vic 3031

Indicative selling price

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

Range between $520,000 & $570,000

Median sale price

Median price $401,500 Property Type Unit Suburb Flemington

Period - From 01/07/2024 to 30/09/2024 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	703/72 Altona St KENSINGTON 3031	$565,000	30/10/2024
2	308/40 Altona St KENSINGTON 3031	$550,000	24/09/2024
3	403/72 Altona St KENSINGTON 3031	$563,500	10/09/2024

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: 14/11/2024 15:57

22/47 Dover Street, Flemington Vic 3031



2 1 1

Rooms: 4
Property Type: Flat

Agent Comments

Indicative Selling Price
$520,000 - $570,000
Median Unit Price
September quarter 2024: $401,500

Comparable Properties



703/72 Altona St KENSINGTON 3031 (REI)

2 1 1

Price: $565,000
Method: Private Sale
Date: 30/10/2024
Property Type: Apartment

Agent Comments



308/40 Altona St KENSINGTON 3031 (REI/VG)

2 2 1

Price: $550,000
Method: Private Sale
Date: 24/09/2024
Property Type: Apartment

Agent Comments



403/72 Altona St KENSINGTON 3031 (REI)

2 1 1

Price: $563,500
Method: Private Sale
Date: 10/09/2024
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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