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	17 Waltham Street, Flemington Vic 3031

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,170,000 Property Type House Suburb Flemington

Period - From 01/01/2022 to 31/12/2022 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	18 Brixton St FLEMINGTON 3031	$1,200,000	25/02/2023
2	5 Chatham St FLEMINGTON 3031	$1,107,000	08/10/2022
3	33 Illawarra Rd FLEMINGTON 3031	$1,068,000	05/11/2022

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: 09/03/2023 13:25

17 Waltham Street, Flemington Vic 3031



3 -

Property Type:
Divorce/Estate/Family Transfers
Land Size: 284 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending December 2022: $1,170,000

Comparable Properties



18 Brixton St FLEMINGTON 3031 (REI)

3 1 2

Price: $1,200,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)

Agent Comments



5 Chatham St FLEMINGTON 3031 (REI/VG)

3 1 1

Price: $1,107,000
Method: Auction Sale
Date: 08/10/2022
Property Type: House (Res)
Land Size: 255 sqm approx

Agent Comments



33 Illawarra Rd FLEMINGTON 3031 (REI/VG)

3 1 -

Price: $1,068,000
Method: Auction Sale
Date: 05/11/2022
Property Type: House (Res)
Land Size: 180 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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