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<br>Including suburb and postcode | 8 Eltham Street, Flemington Vic 3031 |

## Indicative selling price

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

Range between $880,000 & $930,000

## Median sale price

Median price $1,106,500 Property Type House Suburb Flemington

Period - From 01/01/2024 to 31/03/2024 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 | 2 Norwood Pl FLEMINGTON 3031 | $940,000 | 24/04/2024 |
| 2 | 108 Princes St FLEMINGTON 3031 | $900,000 | 23/04/2024 |
| 3 | 133 Edinburgh St FLEMINGTON 3031 | $860,000 | 30/05/2024 |

**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: 07/06/2024 09:58

# 8 Eltham Street, Flemington Vic 3031

John Morello
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2 1 0

**Property Type:** House

Agent Comments

single front, weatherboard, 2 bedroom, 1 bathroom, courtyard area

**Indicative Selling Price**
$880,000 - $930,000
**Median House Price**
March quarter 2024: $1,106,500

## Comparable Properties



**2 Norwood Pl FLEMINGTON 3031 (REI)**

2 1 -

**Price:** $940,000
**Method:** Sold Before Auction
**Date:** 24/04/2024
**Property Type:** House (Res)

Agent Comments

Same proximity, brick veneer single front, same accomodation, updated internally, courtyard space



**108 Princes St FLEMINGTON 3031 (REI)**

2 1 -

**Price:** $900,000
**Method:** Sold Before Auction
**Date:** 23/04/2024
**Property Type:** House (Res)

Agent Comments

Same proximity, same accomodation, updated internally, courtyard area



**133 Edinburgh St FLEMINGTON 3031 (REI)**

2 1 -

**Price:** $860,000
**Method:** Private Sale
**Date:** 30/05/2024
**Property Type:** House

Agent Comments

Brick veneer single front, updated internally, same accommodation, same proximity



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