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	63 Princes Street, Flemington Vic 3031

Indicative selling price

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

Range between $920,000 & $980,000

Median sale price

Median price $1,098,000 Property Type House Suburb Flemington

Period - From 01/10/2023 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	8 Eltham St FLEMINGTON 3031	$980,000	07/10/2024
2	24 Finsbury St FLEMINGTON 3031	$1,000,000	14/09/2024
3	108 Princes St FLEMINGTON 3031	$900,000	23/04/2024

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: 23/10/2024 09:46

63 Princes Street, Flemington Vic 3031

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2 1

Property Type: House

Agent Comments

Single-fronted renovated throughout Victorian terrace.

Indicative Selling Price
$920,000 - $980,000
Median House Price
Year ending September 2024: $1,098,000

Comparable Properties



8 Eltham St FLEMINGTON 3031 (REI)

2 1 -

Price: $980,000
Method: Sold Before Auction
Date: 07/10/2024
Property Type: House (Res)

Agent Comments

Comparable location, similar interior, larger land size & similar courtyard.



24 Finsbury St FLEMINGTON 3031 (REI/VG)

2 1 -

Price: $1,000,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 129 sqm approx

Agent Comments

Comparable location, similar interior, similar land size & similar courtyard.



108 Princes St FLEMINGTON 3031 (REI/VG)

2 1 -

Price: $900,000
Method: Sold Before Auction
Date: 23/04/2024
Property Type: House (Res)
Land Size: 202 sqm approx

Agent Comments

Comparable location, inferior interior, larger land size & inferior courtyard.

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