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 | 110 Pin Oak Crescent, 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 $1,098,000 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 | 17 Gordon Cr KENSINGTON 3031 | $1,182,500 | 31/10/2024 |
| 2 | 133 Princes St FLEMINGTON 3031 | $1,098,000 | 23/07/2024 |
| 3 | 37 Robertson St KENSINGTON 3031 | $1,190,000 | 22/06/2024 |

**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: 15/11/2024 16:01

# 110 Pin Oak Crescent, Flemington Vic 3031

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3 - 

**Rooms:** 1
**Property Type:** House

**Indicative Selling Price**
$1,100,000 - $1,200,000
**Median House Price**
Year ending September 2024: $1,098,000

Agent Comments

3 Bedroom, 1 Bathroom single front renovated home with ROW access.

## Comparable Properties



**17 Gordon Cr KENSINGTON 3031 (REI)**

3 1 -

**Price:** $1,182,500
**Method:** Sold Before Auction
**Date:** 31/10/2024
**Property Type:** House

Agent Comments

Comparable location, similar accommodation, similar interior.



**133 Princes St FLEMINGTON 3031 (REI/VG)**

3 1 -

**Price:** $1,098,000
**Method:** Sold Before Auction
**Date:** 23/07/2024
**Property Type:** House (Res)
**Land Size:** 186 sqm approx

Agent Comments

Inferior location, similar accommodation, similar interior.



**37 Robertson St KENSINGTON 3031 (REI/VG)**

3 1 -

**Price:** $1,190,000
**Method:** Auction Sale
**Date:** 22/06/2024
**Property Type:** House (Res)
**Land Size:** 238 sqm approx

Agent Comments

Comparable location, similar accommodation, similar interior.



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