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	98 Canterbury 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 $1,100,000 Property Type House Suburb Flemington

Period - From 01/01/2024 to 31/12/2024 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	20 Bayview Tce ASCOT VALE 3032	$1,200,000	11/12/2024
2	35 Finsbury St FLEMINGTON 3031	$1,140,000	16/11/2024
3	63 Princes St FLEMINGTON 3031	$1,095,000	24/10/2024

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: 24/02/2025 12:57

98 Canterbury Street, Flemington Vic 3031

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2 1 2

Property Type: House

Agent Comments

2 bedroom, 1 bathroom deco style home.

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

Comparable Properties



20 Bayview Tce ASCOT VALE 3032 (REI)

2 1 1

Price: $1,200,000
Method: Sold Before Auction
Date: 11/12/2024
Property Type: House (Res)
Land Size: 297 sqm approx

Agent Comments

Superior location, similar accommodation, inferior interior.



35 Finsbury St FLEMINGTON 3031 (REI/VG)

2 1 1

Price: $1,140,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 260 sqm approx

Agent Comments

Similar location, similar accommodation, similar interior



63 Princes St FLEMINGTON 3031 (REI/VG)

2 1 -

Price: $1,095,000
Method: Sold Before Auction
Date: 24/10/2024
Property Type: House (Res)
Land Size: 140 sqm approx

Agent Comments

Inferior location, similar accommodation, similar interior.

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