
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

42 Dover Street, Flemington, VIC 3031

INDICATIVE SELLING PRICE

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

Range Between \$1,800,000 & \$1,980,000

MEDIAN SALE PRICE

Median price \$952,500 | House | Flemington (3031)

Period - From 1 January 2017 to 6 June 2017 | Source - REIV

COMPARABLE PROPERTY SALES

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
2 LORNE ST, MOONEE PONDS VIC 3039	\$1,950,000	22/05/2017
44 THE PARADE, ASCOT VALE VIC 3032	\$1,850,000	04/03/2017
33 MCCRACKEN ST, KENSINGTON VIC 3031	\$1,817,000	08/04/2017