

## 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	4a Chatham Street, Flemington Vic 3031
---	--

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$1,150,000
--------------	-------------

#### Median sale price

Median price	\$1,100,000	House	X	Unit		Suburb	Flemington
Period - From	01/10/2016	to	30/09/2017	Source	REIV		

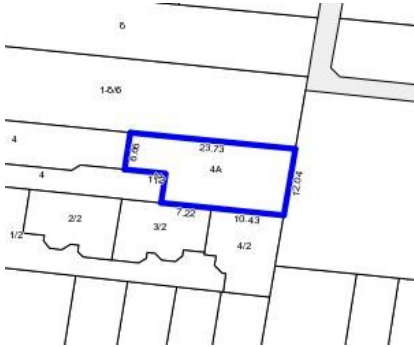
#### Comparable property sales (\*Delete A or B below as applicable)

**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	29 Doncaster St ASCOT VALE 3032	\$1,185,000	29/07/2017
2	9 Fiskens PI KENSINGTON 3031	\$1,170,000	18/11/2017
3	13 Brisbane St ASCOT VALE 3032	\$1,130,000	23/09/2017

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.



3   2   2+

**Rooms:**  
**Property Type:** Townhouse  
**Land Size:** 250 approx sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,150,000  
**Median House Price**  
 Year ending September 2017: \$1,100,000

## Comparable Properties



**29 Doncaster St ASCOT VALE 3032 (REI)**

Agent Comments

3   2   2

**Price:** \$1,185,000  
**Method:** Auction Sale  
**Date:** 29/07/2017  
**Rooms:** -  
**Property Type:** Townhouse (Single)  
**Land Size:** 271 sqm approx



**9 Fiskin PI KENSINGTON 3031 (REI)**

Agent Comments

3   2   2

**Price:** \$1,170,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**13 Brisbane St ASCOT VALE 3032 (REI)**

Agent Comments

3   2   1

**Price:** \$1,130,000  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)