

## 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

13/31 Norwood 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)

Range between

\$360,000

&

\$390,000

#### Median sale price

Median price

\$535,000

House

Unit

X

Suburb

Flemington

Period - From

01/07/2017

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	7/90 Dover St FLEMINGTON 3031	\$382,500	29/11/2017
2	1703/18 Mt Alexander Rd TRAVANCORE 3032	\$365,000	22/08/2017
3	2/380 Brunswick Rd BRUNSWICK WEST 3055	\$360,000	15/08/2017

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.



2   1   1

**Rooms:**  
**Property Type:** Flat  
**Land Size:** 1357.362 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$360,000 - \$390,000  
**Median Unit Price**  
 September quarter 2017: \$535,000

## Comparable Properties



**7/90 Dover St FLEMINGTON 3031 (REI)**

**Agent Comments**

2   1   1

**Price:** \$382,500  
**Method:** Private Sale  
**Date:** 29/11/2017  
**Rooms:** 4  
**Property Type:** Apartment



**1703/18 Mt Alexander Rd TRAVANCORE 3032 (REI)**

**Agent Comments**

2   1   1

**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 22/08/2017  
**Rooms:** 4  
**Property Type:** Apartment



**2/380 Brunswick Rd BRUNSWICK WEST 3055 (REI)**

**Agent Comments**

2   1   1

**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 15/08/2017  
**Rooms:** 3  
**Property Type:** Apartment