

STATEMENT OF INFORMATION

44 CORONET STREET, FLEMINGTON, VIC 3031

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



44 CORONET STREET, FLEMINGTON, VIC  2  2  1

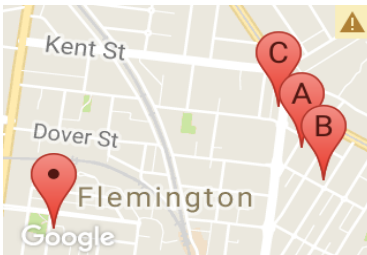
Indicative Selling Price

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

Price Range: \$900,000 to \$950,000

Provided by: Maurice Moschini, Maddison Estate Agents

MEDIAN SALE PRICE



FLEMINGTON, VIC, 3031

Suburb Median Sale Price (House)

\$1,100,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



32 CHURCH ST, FLEMINGTON, VIC 3031  2  1  -

Sale Price

\$890,000

Sale Date: 08/12/2017

Distance from Property: 860m



85 SHIELDS ST, FLEMINGTON, VIC 3031  2  1  -

Sale Price

\$905,000

Sale Date: 25/11/2017

Distance from Property: 898m



147 WELLINGTON ST, FLEMINGTON, VIC 3031  2  1  -

Sale Price

\$947,500

Sale Date: 14/10/2017

Distance from Property: 853m



This report has been compiled on 26/04/2018 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

44 CORONET STREET, FLEMINGTON, VIC 3031

Indicative selling price

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

Price Range:

\$900,000 to \$950,000

Median sale price

Median price

\$1,100,000

House

X

Unit


Suburb

FLEMINGTON

Period

01 April 2017 to 31 March 2018

Source



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
32 CHURCH ST, FLEMINGTON, VIC 3031	\$890,000	08/12/2017
85 SHIELDS ST, FLEMINGTON, VIC 3031	\$905,000	25/11/2017
147 WELLINGTON ST, FLEMINGTON, VIC 3031	\$947,500	14/10/2017