

## 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

12 WELLINGTON STREET FLEMINGTON VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$940,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,095,000

Property type

House

Suburb

Flemington

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 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

10 SHIELDS STREET FLEMINGTON VIC 3031	\$1,000,000	11-Jun-24
24 FINSBURY STREET FLEMINGTON VIC 3031	\$1,000,000	14-Sep-24
2 NORWOOD PLACE FLEMINGTON VIC 3031	\$940,000	26-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 25 October 2024



**10 SHIELDS STREET FLEMINGTON  
VIC 3031**

 2  
  1  
  -

Sold Price

**\$1,000,000**

Sold Date

**11-Jun-24**

Distance

**0.12km**



**24 FINSBURY STREET  
FLEMINGTON VIC 3031**

 2  
  1  
  -

Sold Price

Sold Date

**14-Sep-24**

Distance

**0.17km**



**2 NORWOOD PLACE FLEMINGTON  
VIC 3031**

 2  
  1  
  -

Sold Price

**\$940,000**

Sold Date

**26-Apr-24**

Distance

**0.19km**

RS = Recent sale

UN = Undisclosed Sale

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