

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

110/171 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$500,000

 &

\$550,000

Median sale price

Median price

\$582,500

 Property Type

Unit

 Suburb

North Melbourne

Period - From

01/04/2023

 to

31/03/2024

 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	24/302 Abbotsford St NORTH MELBOURNE 3051	\$570,000	14/04/2024
2	22/70 Oshanassy St NORTH MELBOURNE 3051	\$542,000	17/05/2024
3	87/171 Flemington Rd NORTH MELBOURNE 3051	\$490,000	24/02/2024

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.~~

This Statement of Information was prepared on:

01/07/2024 14:02



Property Type: Apartment

Land Size: 54 sqm approx

Agent Comments

Top floor 2 bedroom apartment with private balcony and additional carpark.

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending March 2024: \$582,500

Comparable Properties



**24/302 Abbotsford St NORTH MELBOURNE
3051 (REI/VG)**



Price: \$570,000

Method: Private Sale

Date: 14/04/2024

Property Type: Apartment

Agent Comments

Comparable brick building complex in similar condition inside. lacking second carpark.



**22/70 Oshanassy St NORTH MELBOURNE
3051 (REI)**



Price: \$542,000

Method: Sold Before Auction

Date: 17/05/2024

Property Type: Apartment

Agent Comments

Comparable brick building complex in similar condition inside. lacking any carpark at all.



**87/171 Flemington Rd NORTH MELBOURNE
3051 (REI/VG)**



Price: \$490,000

Method: Private Sale

Date: 24/02/2024

Property Type: Apartment

Agent Comments

Same building, different aspect and without second carpark.