

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

1411/33 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$600,000

 &

\$660,000

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	11/22-26 Howard St NORTH MELBOURNE 3051	\$681,000	10/06/2024
2	1/18 Tyrone St NORTH MELBOURNE 3051	\$655,000	24/05/2024
3	506B/640 Swanston St CARLTON 3053	\$628,000	29/05/2024

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:

13/06/2024 16:23



Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending March 2024: \$582,500

Comparable Properties



11/22-26 Howard St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$681,000
Method: Private Sale
Date: 10/06/2024
Property Type: Apartment



1/18 Tyrone St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$655,000
Method: Sold Before Auction
Date: 24/05/2024
Property Type: Apartment



506B/640 Swanston St CARLTON 3053 (REI)

Agent Comments



Price: \$628,000
Method: Sold Before Auction
Date: 29/05/2024
Property Type: Apartment