

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

20/205 Flemington Road, North Melbourne Vic 3051
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Indicative selling price

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

Range between

\$550,000

 &

\$590,000

Median sale price

Median price

\$580,000

 Property Type

Unit

 Suburb

North Melbourne

Period - From

01/10/2022

 to

30/09/2023

 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		
2		
3		

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:

24/10/2023 14:16

20/205 Flemington Road, North Melbourne Vic 3051

**Jellis
Craig**

Oscar Jones

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Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

Year ending September 2023: \$580,000



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Renovated, single level Art Deco apartment with dual balconies and two parking permits.

Comparable Properties

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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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