

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

409/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

Indicative selling price

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

Single Price

or range
between

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jun 2023

to

31 May 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

303/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$355,000	20-Feb-24
317/23 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$350,000	06-Mar-24
403/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$350,000	15-May-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: 20 June 2024



**303/93 FLEMINGTON ROAD
NORTH MELBOURNE VIC 3051**

1 1 -

Sold Price **\$355,000** Sold Date **20-Feb-24**

Distance **0.03km**



**317/23 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

1 1 -

Sold Price **\$350,000** Sold Date **06-Mar-24**

Distance **0.28km**



**403/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

1 1 -

Sold Price Sold Date **15-May-24**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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