

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

509/97-103 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

\$285,000

&

\$313,500

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

201/96 CURZON STREET NORTH MELBOURNE VIC 3051	\$305,000	27-Mar-24
424/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$320,000	20-May-24
109A/640 SWANSTON STREET CARLTON VIC 3053	\$300,000	31-Jan-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: 13 June 2024



**201/96 CURZON STREET NORTH
MELBOURNE VIC 3051**

1 1 -

Sold Price **\$305,000** Sold Date **27-Mar-24**

Distance **0.52km**



**424/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

1 1 -

Sold Price ^{RS} **\$320,000** Sold Date **20-May-24**

Distance **0.33km**



**109A/640 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price **\$300,000** Sold Date **31-Jan-24**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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