

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

604/83 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

\$560,000

&

\$598,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

House

Suburb

North Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

1210/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$655,000	12-Mar-24
804/58 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$580,000	05-Feb-24
30/17-21 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$585,000	27-Feb-24

OR

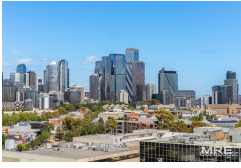
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 April 2024

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**1210/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

 2  1  1

Sold Price

^{RS}

\$655,000

Sold Date

12-Mar-24

Distance

0.28km



**804/58 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

 2  1  1

Sold Price

\$580,000

Sold Date

05-Feb-24

Distance

0.08km



**30/17-21 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

 2  1  1

Sold Price

\$585,000

Sold Date

27-Feb-24

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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