

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

701/93 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

 &

\$570,000

Median sale price

Median price

\$576,000

 Property Type

Unit

 Suburb

North Melbourne

Period - From

01/04/2023

 to

30/06/2023

 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.

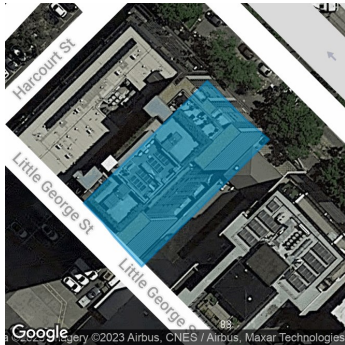
	Address of comparable property	Price	Date of sale
1	405/18 Bent St KENSINGTON 3031	\$575,000	09/08/2023
2	1603/33 Mackenzie St MELBOURNE 3000	\$540,000	04/08/2023
3	1310/393 Spencer St WEST MELBOURNE 3003	\$540,000	11/08/2023

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:

13/09/2023 14:06



Property Type: Unit/Apartment

Agent Comments

Modern single level apartment with stunning city views.

Comparable Properties



405/18 Bent St KENSINGTON 3031 (REI)



Agent Comments

Superior layout. Inferior outlook.

Price: \$575,000

Method: Private Sale

Date: 09/08/2023

Property Type: Apartment



1603/33 Mackenzie St MELBOURNE 3000 (REI)



Agent Comments

Inferior location. Offers one additional bathroom.

Price: \$540,000

Method: Private Sale

Date: 04/08/2023

Property Type: Unit



1310/393 Spencer St WEST MELBOURNE 3003 (REI)



Agent Comments

Inferior location. Offers one additional bathroom.

Price: \$540,000

Method: Private Sale

Date: 11/08/2023

Property Type: Unit