

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

906/83 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

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

627/23 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$562,800	12-Jul-23
303/5 COURTNEY STREET NORTH MELBOURNE VIC 3051	\$580,000	11-May-23
312/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$520,000	30-Jul-23

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: 02 October 2023



**627/23 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

 2  1  1

Sold Price **\$562,800** Sold Date **12-Jul-23**

Distance **0.28km**



**303/5 COURTNEY STREET NORTH
MELBOURNE VIC 3051**

 2  1  1

Sold Price **\$580,000** Sold Date **11-May-23**

Distance **0.49km**



**312/83 FLEMINGTON ROAD NORTH
MELBOURNE VIC 3051**

 2  1  1

Sold Price **\$520,000** Sold Date **30-Jul-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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