

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

3/97-103 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

603/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$445,000	28-Sep-23
422/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$427,500	04-Nov-23
106/35 ARDEN STREET NORTH MELBOURNE VIC 3051	\$452,500	31-Oct-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: 29 February 2024



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**603/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

1 1 1

Sold Price **\$445,000** Sold Date **28-Sep-23**

Distance **0.33km**



**422/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

1 1 1

Sold Price ^{RS} **\$427,500** Sold Date **04-Nov-23**

Distance **0.34km**



**106/35 ARDEN STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price **\$452,500** Sold Date **31-Oct-23**

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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