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

G6/83 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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. 01 110 110 1110 1111 113	price see consume	1.10.901.44/4110	Jorguoting

Single price \$545,000

Median sale price

Median price	\$585,000	Pro	operty Type Unit	:	Suburb	North Melbourne
Period - From	01/01/2024	to	31/03/2024	Sour	rce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	906/83 Flemington Rd NORTH MELBOURNE 3051	\$545,000	28/11/2023
2			
3			

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:

07/05/2024 20:21





Trevor Gange





Rooms: 3 Property Type: Apartment Agent Comments Includes: * Storage Cage. * Large Balcony 03 8415 6100 0499 332 211 trevorgange@jelliscraig.com.au

Indicative Selling Price \$545,000 Median Unit Price March quarter 2024: \$585,000

Comparable Properties



 906/83 Flemington Rd NORTH MELBOURNE
 Agent Comments

 3051 (REI)
 2
 1

Price: \$545,000 Method: Private Sale Date: 28/11/2023 Property Type: Apartment

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.

Account - Jellis Craig | P: 03 8415 6100





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