

## 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 509/97 Flemington Road, North Melbourne Vic 3051

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$319,000

**Median sale price**

Median price \$548,750

House

Unit

X

Suburb

North Melbourne

Period - From 01/01/2018

to

31/03/2018

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	17/315 Flemington Rd NORTH MELBOURNE 3051	\$330,000	25/11/2017
2	503/177-187 Boundary Rd NORTH MELBOURNE 3051	\$330,000	22/12/2017
3	512/181 Abeckett St MELBOURNE 3000	\$310,000	02/01/2018

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.



**Rooms:**  
**Property Type:** Apartment  
Agent Comments

**Indicative Selling Price**  
\$319,000  
**Median Unit Price**  
March quarter 2018: \$548,750

## Comparable Properties



**17/315 Flemington Rd NORTH MELBOURNE 3051 (REI)**

Agent Comments



**Price:** \$330,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** -  
**Property Type:** Apartment



**503/177-187 Boundary Rd NORTH MELBOURNE 3051 (REI)**

Agent Comments



**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 22/12/2017  
**Rooms:** 2  
**Property Type:** Apartment



**512/181 Abeckett St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 02/01/2018  
**Rooms:** 2  
**Property Type:** Apartment