

## 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

406/93 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$365,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

|   |           |           |
|---|-----------|-----------|
| 65/171 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051 | \$390,000 | 26-Jun-24 |
| 101/108 HAINES STREET NORTH MELBOURNE VIC 3051  | \$372,000 | 06-Aug-24 |
| 111/108 HAINES STREET NORTH MELBOURNE VIC 3051  | \$372,000 | 23-Aug-24 |

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: 04 December 2024

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**65/171 FLEMINGTON ROAD NORTH** Sold Price **\$390,000** Sold Date **26-Jun-24**  
**MELBOURNE VIC 3051**

1 1 1

Distance **0.46km**



**101/108 HAINES STREET NORTH** Sold Price **\$372,000** Sold Date **06-Aug-24**  
**MELBOURNE VIC 3051**

1 1 1

Distance **0.82km**



**111/108 HAINES STREET NORTH** Sold Price Sold Date **23-Aug-24**  
**MELBOURNE VIC 3051**

1 1 1

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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