

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 211/97 Flemington Road, North Melbourne, VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$235,000

&

\$245,000

Median sale price

Median price

\$566,777

Property Type

Apartment

Suburb

North Melbourne (3051)

Period - From

04/06/2020

to

03/06/2021

Source

PDOL

Comparable property sales

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
2911/31 ABECKETT STREET, MELBOURNE VIC 3000	\$310,000	27/05/2021
405/187 BOUNDARY ROAD, NORTH MELBOURNE VIC 3051	\$292,000	01/05/2021
401/162 ROSSLYN STREET, WEST MELBOURNE VIC 3003	\$310,000	06/01/2021

This Statement of Information was prepared on: 03/03/2022