



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 601/97 Flemington Road, North Melbourne, 3051

Indicative selling price

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

Single price or range between \$580,000.00 & \$610,000.00

Median sale price

Median price \$600,000.00 Property type Unit/Apartment Suburb NORTH MELBOURNE
Period - From Jul 2020 to Sep 2020 Source REIV

Comparable property sales

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
G07/97 Flemington Rd NORTH MELBOURNE 3051	\$620,000.00	12/10/2020
309/68-82 Leveson St NORTH MELBOURNE 3051	\$600,000.00	3/07/2020
3/76 Haines St NORTH MELBOURNE 3051	\$585,000.00	24/07/2020

This Statement of Information was prepared on: Wednesday 18th November 2020