

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 98/171 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$275,000 & \$285,000

Median sale price

Median price \$573,000 House Unit X Suburb North Melbourne

Period - From 01/10/2017 to 30/09/2018 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	8/72 Princes St FLEMINGTON 3031	\$300,000	24/08/2018
2	701/106-116 ABeckett St MELBOURNE 3000	\$290,500	17/07/2018
3	901/570 Swanston St CARLTON 3053	\$280,000	04/10/2018

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.

98/171 Flemington Road, North Melbourne Vic 3051



 1  1  1

Rooms: 1 storage room
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$275,000 - \$285,000

Median Unit Price

Year ending September 2018: \$573,000

Comparable Properties



8/72 Princes St FLEMINGTON 3031 (REI/VG)

Agent Comments

 1  1  -

Price: \$300,000
Method: Private Sale
Date: 24/08/2018
Rooms: -
Property Type: Apartment



701/106-116 ABeckett St MELBOURNE 3000 (REI)

Agent Comments

 1  1  1

Price: \$290,500
Method: Private Sale
Date: 17/07/2018
Rooms: 2
Property Type: Apartment
Land Size: 36 sqm approx



901/570 Swanston St CARLTON 3053 (REI)

Agent Comments

 1  1  1

Price: \$280,000
Method: Private Sale
Date: 04/10/2018
Rooms: -
Property Type: Apartment