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	611/83 Flemington Road North Melbourne VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$585,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$465,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Nov 2019	to	31 Oct 2020	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
3/76 Haines Street North Melbourne VIC 3051	$585,000	24-Jul-20
1303/33 Blackwood Street North Melbourne VIC 3051	$570,000	18-Jul-20
309/68-82 Leveson Street North Melbourne VIC 3051	$600,000	03-Jul-20

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: 11 November 2020

Dingle Partners

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3/76 Haines Street North Melbourne VIC 3051

2 1 1

Sold Price **$585,000** Sold Date **24-Jul-20**

Distance **0.69km**



1303/33 Blackwood Street North Melbourne VIC 3051

2 1 1

Sold Price **$570,000** Sold Date **18-Jul-20**

Distance **0.28km**



309/68-82 Leveson Street North Melbourne VIC 3051

2 1 1

Sold Price **$600,000** Sold Date **03-Jul-20**

Distance **0.44km**

RS = Recent sale **UN** = Undisclosed Sale

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