

## 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

407/83 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

\$330,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

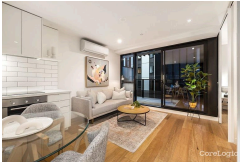
Date of sale

203/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$400,000	04-May-24
803/589 ELIZABETH STREET MELBOURNE VIC 3000	\$395,000	01-May-24
902/589 ELIZABETH STREET MELBOURNE VIC 3000	\$376,500	05-Oct-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: 25 October 2024



**203/83 FLEMINGTON ROAD  
NORTH MELBOURNE VIC 3051**

2 1 -

Sold Price **\$400,000** Sold Date **04-May-24**

Distance **0.61km**



**803/589 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$395,000** Sold Date **01-May-24**

Distance **0.78km**



**902/589 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price <sup>RS</sup> **\$376,500** <sup>UN</sup> Sold Date **05-Oct-24**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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