

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 803/93 Flemington Road, North Melbourne, VIC 3051

Indicative selling price

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

Price Range

\$350,000

&

\$380,000

Median sale price

Median price

\$550,000

Property Type

Apartment

Suburb

North Melbourne (3051)

Period - From

01/03/2021

to

28/02/2022

Source

realestate.com.au

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
209/83 FLEMINGTON ROAD, NORTH MELBOURNE VIC 3051	\$370,000	17/06/2021
13/60 OSHANASSY STREET, NORTH MELBOURNE VIC 3051	\$375,000	23/05/2021
117/33 BLACKWOOD STREET, NORTH MELBOURNE VIC 3051	\$360,000	29/11/2020

This Statement of Information was prepared on: 24/03/2022