

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$410,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

1313/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$415,000	14-Nov-23
4702/60 A'BECKETT STREET MELBOURNE VIC 3000	\$410,000	23-Dec-23
1219/555 SWANSTON STREET CARLTON VIC 3053	\$413,625	19-Jan-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: 08 April 2024



**1313/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

2 1 -

Sold Price

\$415,000

Sold Date **14-Nov-23**

Distance **1.29km**



**4702/60 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$410,000

Sold Date **23-Dec-23**

Distance **1.33km**



**1219/555 SWANSTON STREET
CARLTON VIC 3053**

2 1 -

Sold Price

\$413,625

Sold Date **19-Jan-24**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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