

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 207/97 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Single price \$630,000

Median sale price

Median price \$543,500

House

Unit X

Suburb North Melbourne

Period - From 01/01/2017

to 31/12/2017

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	111/150 Peel St NORTH MELBOURNE 3051	\$649,500	15/03/2018
2	12/1-9 Villiers St NORTH MELBOURNE 3051	\$622,500	07/04/2018
3	206/82 Canning St CARLTON 3053	\$621,000	04/04/2018

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.

207/97 Flemington Road, North Melbourne Vic 3051



2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$630,000

Median Unit Price

Year ending December 2017: \$543,500

Comparable Properties



111/150 Peel St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$649,500
Method: Auction Sale
Date: 15/03/2018
Rooms: -
Property Type: Apartment



12/1-9 Villiers St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$622,500
Method: Auction Sale
Date: 07/04/2018
Rooms: 3
Property Type: Apartment



206/82 Canning St CARLTON 3053 (REI)

Agent Comments

2 2 1

Price: \$621,000
Method: Private Sale
Date: 04/04/2018
Rooms: 5
Property Type: Apartment