

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

103/97 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$420,000

&

\$440,000

Median sale price

Median price \$582,500

House

Unit

X

Suburb

North Melbourne

Period - From 01/01/2018

to

31/12/2018

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	503/97-103 Flemington Rd NORTH MELBOURNE 3051	\$431,000	31/10/2018
2	312/525 Rathdowne St CARLTON 3053	\$430,000	29/10/2018
3	308/388 Queensberry St NORTH MELBOURNE 3051	\$420,000	14/12/2018

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.

103/97 Flemington Road, North Melbourne Vic 3051



1 1 1

Rooms:

Property Type: Strata Unit/Flat

Land Size: 51 sqm approx

Agent Comments

Indicative Selling Price

\$420,000 - \$440,000

Median Unit Price

Year ending December 2018: \$582,500

Comparable Properties



**503/97-103 Flemington Rd NORTH
MELBOURNE 3051 (REI/VG)**

Agent Comments

1 1 1

Price: \$431,000

Method: Private Sale

Date: 31/10/2018

Rooms: -

Property Type: Apartment

Land Size: 788 sqm approx



**312/525 Rathdowne St CARLTON 3053
(REI/VG)**

Agent Comments

1 1 1

Price: \$430,000

Method: Private Sale

Date: 29/10/2018

Rooms: 2

Property Type: Apartment

**308/388 Queensberry St NORTH MELBOURNE
3051 (VG)** **Agent Comments**

1 - -

Price: \$420,000

Method: Sale

Date: 14/12/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)