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

511/97 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Range between | $245,000 | & | $269,000

Median sale price

| Median price | $565,000 | Property Type | Unit | Suburb | North Melbourne |

| Period - From | 01/01/2024 | to | 31/12/2024 | 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	1412/6 Leicester St CARLTON 3053	$260,000	06/12/2024
2	512/97 Flemington Rd NORTH MELBOURNE 3051	$265,000	27/11/2024
3	606/589 Elizabeth St MELBOURNE 3000	$285,000	23/09/2024

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.~~

This Statement of Information was prepared on: 06/03/2025 15:45

CONSUMER AFFAIRS VICTORIA

| 🛏 1 | 🛁 1 | 🚗 0 |

Property Type: Apartment

Agent Comments

Indicative Selling Price
$245,000 - $269,000
Median Unit Price
Year ending December 2024: $565,000

Comparable Properties

1412/6 Leicester St CARLTON 3053 (REI/VG)

| 🛏 1 | 🛁 1 | 🚗 - |

Price: $260,000
Method: Private Sale
Date: 06/12/2024
Property Type: Apartment

Agent Comments

512/97 Flemington Rd NORTH MELBOURNE 3051 (REI/VG)

| 🛏 1 | 🛁 1 | 🚗 - |

Price: $265,000
Method: Private Sale
Date: 27/11/2024
Property Type: Apartment

Agent Comments

606/589 Elizabeth St MELBOURNE 3000 (REI/VG)

| 🛏 1 | 🛁 1 | 🚗 - |

Price: $285,000
Method: Private Sale
Date: 23/09/2024
Property Type: Apartment

Agent Comments