

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

604/83 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 May 2023

to

30 Apr 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

25/198-210 PEEL STREET NORTH MELBOURNE VIC 3051	590000	09-Feb-24
1/150 PEEL STREET NORTH MELBOURNE VIC 3051	582500	03-Feb-24
30/17-21 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	585000	27-Feb-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: 03 May 2024

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**25/198-210 PEEL STREET NORTH
MELBOURNE VIC 3051**

2 1 1

Sold Price

590000

Sold Date **09-Feb-24**

Distance **0.57km**



**1/150 PEEL STREET NORTH
MELBOURNE VIC 3051**

2 1 1

Sold Price

582500

Sold Date **03-Feb-24**

Distance **0.71km**



**30/17-21 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

2 1 1

Sold Price

585000

Sold Date **27-Feb-24**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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