

## 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

357 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,475,000

&

\$1,525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

North Melbourne

Period-from

01 May 2021

to

30 Apr 2022

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

434 DRYBURGH STREET NORTH MELBOURNE VIC 3051	\$1,530,000	15-May-21
38 ARDEN STREET NORTH MELBOURNE VIC 3051	\$1,562,000	30-Nov-21

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: 23 May 2022


**434 DRYBURGH STREET NORTH  
MELBOURNE VIC 3051**
 3  1  1

Sold Price **\$1,530,000** Sold Date **15-May-21**

Distance -


**38 ARDEN STREET NORTH  
MELBOURNE VIC 3051**
 3  1  1

Sold Price **\$1,562,000** Sold Date **30-Nov-21**

Distance **1.31km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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