

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

110/83 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$518,000

Median sale price

Median price

\$576,000

Property Type

Unit

Suburb

North Melbourne

Period - From

01/04/2023

to

30/06/2023

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	20/76 Haines St NORTH MELBOURNE 3051	\$510,000	30/03/2023
2	307/139 Chetwynd St NORTH MELBOURNE 3051	\$500,000	19/05/2023
3	1006D/604 Swanston St CARLTON 3053	\$500,000	24/03/2023

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:

22/08/2023 13:45



 2
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Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$518,000

Median Unit Price
 June quarter 2023: \$576,000

Comparable Properties

20/76 Haines St NORTH MELBOURNE 3051
 (REI/VG)

Agent Comments

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Price: \$510,000
Method: Private Sale
Date: 30/03/2023
Property Type: Unit



307/139 Chetwynd St NORTH MELBOURNE
 3051 (REI/VG)

Agent Comments

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Price: \$500,000
Method: Sold Before Auction
Date: 19/05/2023
Property Type: Apartment

1006D/604 Swanston St CARLTON 3053
 (REI/VG)

Agent Comments

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Price: \$500,000
Method: Private Sale
Date: 24/03/2023
Property Type: Apartment
Land Size: 58 sqm approx