

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

607/97 Flemington Road, North Melbourne Vic 3051
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Indicative selling price

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

Range between

\$650,000

 &

\$700,000

Median sale price

Median price

\$615,000

 Property Type

Unit

 Suburb

North Melbourne

Period - From

01/07/2024

 to

30/09/2024

 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	403/162 Rosslyn St WEST MELBOURNE 3003	\$700,000	15/11/2024
2	909/93 Flemington Rd NORTH MELBOURNE 3051	\$690,000	03/09/2024
3	2/9 Loughmore La NORTH MELBOURNE 3051	\$675,000	01/09/2024

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:

04/12/2024 15:22



 2  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000

Median Unit Price
September quarter 2024: \$615,000

Comparable Properties



403/162 Rosslyn St WEST MELBOURNE 3003 (REI)

Agent Comments

 2  1  1

Price: \$700,000
Method: Private Sale
Date: 15/11/2024
Property Type: Apartment

909/93 Flemington Rd NORTH MELBOURNE 3051 (VG)

Agent Comments

 2  -  -

Price: \$690,000
Method: Sale
Date: 03/09/2024
Property Type: Flat/Unit/Apartment (Res)



2/9 Loughmore La NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

 2  1  1

Price: \$675,000
Method: Private Sale
Date: 01/09/2024
Property Type: Apartment

Account - Cayzer | P: 03 9699 5999



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