

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### 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	4/55 Provost St NORTH MELBOURNE 3051	\$745,000	19/10/2024
2	1814/250 Elizabeth St MELBOURNE 3000	\$739,000	27/09/2024
3	518/121 Rosslyn St WEST MELBOURNE 3003	\$710,000	12/08/2024

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: 31/10/2024 12:41



Apartment 6.07  
Internal size: 70.3sqm  
Terrace size: 4.9sqm  
Bedrooms: 2  
Bathrooms: 2



**Property Type:** Strata Dwelling  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median Unit Price**  
September quarter 2024: \$615,000

## Comparable Properties



**4/55 Provost St NORTH MELBOURNE 3051 (REI)** **Agent Comments**



**Price:** \$745,000  
**Method:** Auction Sale  
**Date:** 19/10/2024  
**Property Type:** Apartment



**1814/250 Elizabeth St MELBOURNE 3000 (REI)** **Agent Comments**



**Price:** \$739,000  
**Method:** Private Sale  
**Date:** 27/09/2024  
**Property Type:** Apartment



**518/121 Rosslyn St WEST MELBOURNE 3003 (REI)** **Agent Comments**



**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 12/08/2024  
**Property Type:** Apartment  
**Land Size:** 109 sqm approx

**Account - Cayzer | P: 03 9699 5999**



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