Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	607/97 Flemington Road, North Melbourne Vic 3051
Including suburb and	
postcode	

Indicative selling price

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

Range between \$690,000	&	\$750,000
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Median sale price

Median price	\$615,000	Pro	perty 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

Add	dress 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 comparableproperties 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







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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)

Price: \$745,000 Method: Auction Sale Date: 19/10/2024

Property Type: Apartment

Agent Comments

Agent Comments



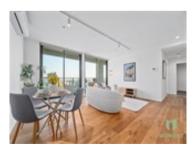
1814/250 Elizabeth St MELBOURNE 3000 (REI) Agent Comments





Price: \$739,000 Method: Private Sale Date: 27/09/2024

Property Type: Apartment



518/121 Rosslyn St WEST MELBOURNE 3003

(REI)

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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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