

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

405/97 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$420,000 & \$440,000

Median sale price

Median price \$567,500 Property Type Unit Suburb North Melbourne

Period - From 01/04/2020 to 31/03/2021 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	207/25 Byron St NORTH MELBOURNE 3051	\$440,000	27/04/2021
2	702/33 Blackwood St NORTH MELBOURNE 3051	\$422,000	26/03/2021
3	602/140 Dudley St WEST MELBOURNE 3003	\$440,000	07/01/2021

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:

22/06/2021 16:16

405/97 Flemington Road, North Melbourne Vic 3051

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 1  1  1

Property Type: Residential

Land Size: 51 sqm approx

Agent Comments

Indicative Selling Price

\$420,000 - \$440,000

Median Unit Price

Year ending March 2021: \$567,500

Comparable Properties



207/25 Byron St NORTH MELBOURNE 3051 (REI)

Agent Comments

 1  1  1

Price: \$440,000

Method: Private Sale

Date: 27/04/2021

Property Type: Apartment



702/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

 1  1  1

Price: \$422,000

Method: Private Sale

Date: 26/03/2021

Property Type: Apartment



602/140 Dudley St WEST MELBOURNE 3003 (REI/VG)

Agent Comments

 1  1  1

Price: \$440,000

Method: Private Sale

Date: 07/01/2021

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161