

295 Flemington Road, North Melbourne Vic 3051



3 Bed 2 Bath - Car
Rooms: 4
Property Type: House
Land Size: 211 sqm approx
Indicative Selling Price
 \$1,450,000 - \$1,550,000
Median House Price
 18/04/2023 - 17/04/2024:
 \$1,226,250

Comparable Properties



4 Shiel Street, North Melbourne 3051 (REI/VG)

3 Bed 2 Bath - Car
Price: \$1,500,000
Method: Sold Before Auction
Date: 04/11/2023
Property Type: House (Res)
Land Size: 123 sqm approx
Agent Comments: Comparable period property Superior as has additional bathroom Comparable style and condition



24 Shields Street, Flemington 3031 (REI/VG)

3 Bed 2 Bath - Car
Price: \$1,500,000
Method: Sold Before Auction
Date: 19/10/2023
Property Type: House (Res)
Land Size: 179 sqm approx
Agent Comments: Comparable period property Superior condition Superior as has additional bathroom



50 Edinburgh Street, Flemington 3031 (REI/VG)

3 Bed 1 Bath - Car
Price: \$1,460,000
Method: Sold Before Auction
Date: 07/12/2023
Property Type: House (Res)
Land Size: 260 sqm approx
Agent Comments: Superior outdoor space Inferior location Superior land size Comparable condition

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

295 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,226,250 House x Suburb North Melbourne

Period - From 18/04/2023 to 17/04/2024 Source REIV

Comparable property sales

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
4 Shiel Street, NORTH MELBOURNE 3051	\$1,500,000	04/11/2023
24 Shields Street, FLEMINGTON 3031	\$1,500,000	19/10/2023
50 Edinburgh Street, FLEMINGTON 3031	\$1,460,000	07/12/2023

This Statement of Information was prepared on:

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