

# 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

312/97 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)

Single price

\$285,000

### Median sale price

Median price

\$595,500

Property Type

Unit

Suburb

North Melbourne

Period - From

01/01/2020

to

31/03/2020

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	1108/280 Spencer St MELBOURNE 3000	\$312,000	07/03/2020
2	705/17 Singers La MELBOURNE 3000	\$298,000	12/03/2020
3	130/51 Rathdowne St CARLTON 3053	\$295,000	29/01/2020

**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:

13/05/2020 07:58



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**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 39 sqm approx

Agent Comments

## Comparable Properties

**1108/280 Spencer St MELBOURNE 3000 (VG)**

Agent Comments

 1  -  -

**Price:** \$312,000

**Method:** Sale

**Date:** 07/03/2020

**Property Type:** Flat/Unit/Apartment (Res)



**705/17 Singers La MELBOURNE 3000 (REI/VG)**

Agent Comments

 1  1  -

**Price:** \$298,000

**Method:** Sold Before Auction

**Date:** 12/03/2020

**Rooms:** 3

**Property Type:** Apartment



**130/51 Rathdowne St CARLTON 3053 (VG)**

Agent Comments

 1  -  -

**Price:** \$295,000

**Method:** Sale

**Date:** 29/01/2020

**Property Type:** Strata Unit/Flat