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.	.dov.au/u	nderauotina
		•••••			3.5.1.5.5.	

Single price \$285,000

Median sale price

Median price	\$595,500	Pro	perty Type Uni	t	:	Suburb	North Melbourne
Period - From	01/01/2020	to	31/03/2020	Sou	urce	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.

Ado	dress 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







Property Type: Flat/Unit/Apartment (Res) Land Size: 39 sqm approx Agent Comments Grace Le-Francke 9525 4166 0419 379 998 glefrancke@wilsonagents.com.au

> Indicative Selling Price \$285,000 Median Unit Price March quarter 2020: \$595,500

Comparable Properties

1108/280 Spencer St MELBOURNE 3000 (VG) Agent Comments



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



Price: \$298,000 Method: Sold Before Auction Date: 12/03/2020 Rooms: 3 Property Type: Apartment



130/51 Rathdowne St CARLTON 3053 (VG)



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Agent Comments

Price: \$295,000 Method: Sale Date: 29/01/2020 Property Type: Strata Unit/Flat

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.