

## 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

56/171 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

\$365,000

#### Median sale price

Median price

\$548,750

House

Unit

X

Suburb

North Melbourne

Period - From

01/10/2016

to

30/09/2017

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	106/91 Flemington Rd NORTH MELBOURNE 3051	\$365,000	21/07/2017
2	65/171 Flemington Rd NORTH MELBOURNE 3051	\$340,000	11/05/2017
3	76/163-171 Flemington Rd NORTH MELBOURNE 3051	\$327,000	10/08/2017

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.~~