

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

505/97 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$430,000

&

\$445,000

Median sale price

Median price \$570,000

House

Unit

X

Suburb

North Melbourne

Period - From 01/07/2018

to

30/06/2019

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	302/95 Berkeley St MELBOURNE 3000	\$435,000	14/07/2019
2	G01/388 Queensberry St NORTH MELBOURNE 3051	\$425,000	20/07/2019
3	103/97 Flemington Rd NORTH MELBOURNE 3051	\$422,011	26/03/2019

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.

505/97 Flemington Road, North Melbourne Vic 3051



1 Bed 1 Bath 1 Car

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$430,000 - \$445,000
Median Unit Price
Year ending June 2019: \$570,000

Comparable Properties



302/95 Berkeley St MELBOURNE 3000 (REI) **Agent Comments**

1 Bed 1 Bath 1 Car

Price: \$435,000
Method: Private Sale
Date: 14/07/2019
Rooms: 2
Property Type: Apartment



G01/388 Queensberry St NORTH MELBOURNE 3051 (REI) **Agent Comments**

1 Bed 1 Bath 1 Car

Price: \$425,000
Method: Auction Sale
Date: 20/07/2019
Rooms: -
Property Type: Apartment



103/97 Flemington Rd NORTH MELBOURNE 3051 (REI/VG) **Agent Comments**

1 Bed 1 Bath 1 Car

Price: \$422,011
Method: Private Sale
Date: 26/03/2019
Rooms: -
Property Type: Apartment