

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

302/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

804/58 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$580,000	05-Feb-24
906/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$545,000	28-Nov-23
1101/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$550,000	18-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 14 March 2024



**804/58 VILLIERS STREET NORTH
 MELBOURNE VIC 3051**

 2  1  1

Sold Price **\$580,000** Sold Date **05-Feb-24**

Distance **0.11km**



**906/83 FLEMINGTON ROAD
 NORTH MELBOURNE VIC 3051**

 2  1  1

Sold Price ^{RS} **\$545,000** ^{UN} Sold Date **28-Nov-23**

Distance **0.03km**



**1101/93 FLEMINGTON ROAD
 NORTH MELBOURNE VIC 3051**

 2  1  1

Sold Price **\$550,000** Sold Date **18-Nov-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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