

# 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

709/93 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

\$395,000

### Median sale price

Median price

\$636,000

Property Type

Unit

Suburb

North Melbourne

Period - From

01/10/2021

to

31/12/2021

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.~~

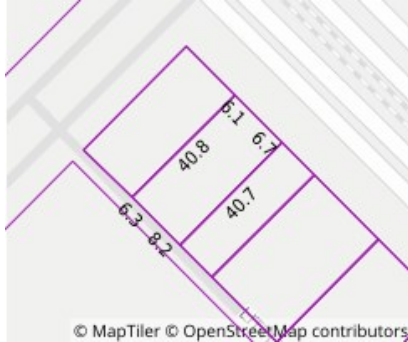
	Address of comparable property	Price	Date of sale
1	710/93 Flemington Rd NORTH MELBOURNE 3051	\$374,000	30/07/2021
2	3/315 Flemington Rd NORTH MELBOURNE 3051	\$365,000	11/11/2021
3			

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:

28/01/2022 11:01



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$395,000

**Median Unit Price**

December quarter 2021: \$636,000

## Comparable Properties



**710/93 Flemington Rd NORTH MELBOURNE  
3051 (REI/VG)**

**Agent Comments**



**Price:** \$374,000

**Method:** Private Sale

**Date:** 30/07/2021

**Property Type:** Apartment



**3/315 Flemington Rd NORTH MELBOURNE  
3051 (VG)**

**Agent Comments**



**Price:** \$365,000

**Method:** Sale

**Date:** 11/11/2021

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

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.