

## 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

312/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jun 2022

to

31 May 2023

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

5/147 CURZON STREET NORTH MELBOURNE VIC 3051	\$557,000	03-Jun-23
11/43-47 HAINES STREET NORTH MELBOURNE VIC 3051	\$550,000	29-Apr-23
14/147 CURZON STREET NORTH MELBOURNE VIC 3051	\$630,000	08-Apr-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: 30 June 2023

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**5/147 CURZON STREET NORTH  
MELBOURNE VIC 3051**

2 1 1

Sold Price

<sup>RS</sup>

**\$557,000**

Sold Date

**03-Jun-23**

Distance

**0.43km**



**11/43-47 HAINES STREET NORTH  
MELBOURNE VIC 3051**

2 1 1

Sold Price

<sup>RS</sup>

**\$550,000**

Sold Date

**29-Apr-23**

Distance

**0.47km**



**14/147 CURZON STREET NORTH  
MELBOURNE VIC 3051**

2 1 1

Sold Price

**\$630,000**

Sold Date

**08-Apr-23**

Distance

**0.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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