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

912/83 Flemington Road, North Melbourne Vic 3051

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$610,000	Pro	operty Type	Unit			Suburb	North Melbourne
Period - From	01/10/2023	to	31/12/2023		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	805/83 Flemington Rd NORTH MELBOURNE 3051	\$550,000	23/09/2023
2	1101/93 Flemington Rd NORTH MELBOURNE 3051	\$550,000	18/11/2023
3	906/83 Flemington Rd NORTH MELBOURNE 3051	\$545,000	28/11/2023

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:

21/02/2024 14:05





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Property Type: Apartment Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price December quarter 2023: \$610,000

Comparable Properties



805/83 Flemington Rd NORTH MELBOURNE 3051 (REI/VG)



Price: \$550,000 Method: Private Sale Date: 23/09/2023 Property Type: Apartment



1101/93 Flemington Rd NORTH MELBOURNEAgent Comments3051 (REI/VG)

Agent Comments



Price: \$550,000 Method: Private Sale Date: 18/11/2023 Property Type: Unit



906/83 Flemington Rd NORTH MELBOURNE Agent Comments 3051 (REI)



Price: \$545,000 Method: Private Sale Date: 28/11/2023 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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