

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 303/93 Flemington Road, North Melbourne, VIC 3051

Indicative selling price

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

Price Range

\$340,000

&

\$365,000

Median sale price

Median price

\$576,400

Property Type

House

Suburb

North Melbourne (3051)

Period - From

09/07/2023

to

10/01/2024

Source

REIV

Comparable property sales

A These are two 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
802/111 CANNING STREET, NORTH MELBOURNE VIC 3051	\$365,000	12/12/2024
303/33 BLACKWOOD STREET, NORTH MELBOURNE VIC 3051	\$350,000	19/09/2023

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: 10/01/2024