

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 3/83 Flemington Road, North Melbourne, VIC 3051

Indicative selling price

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

Range between \$400,000 & \$420,000

Median sale price

Median price \$615,000 Property type Unit Suburb North Melbourne

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales

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
G6/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$ 465,000	12 July 2024
604/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$ 500,000	15 May 2024
203/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$ 400,000	04 May 2024

This Statement of Information was prepared on: 24 October 2024