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	501/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

Indicative selling price

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

Single Price	$339,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$488,500	Property type	Unit	Suburb	North Melbourne
Period-from	01 Mar 2024	to	28 Feb 2025	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
609/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	$330,000	21-Feb-25
107/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	$325,000	06-Sep-24
406/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	$349,000	21-Jan-25

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: 26 March 2025

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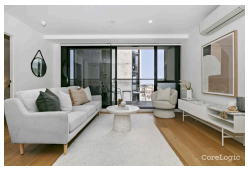

609/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

1 1 -

Sold Price **$330,000** Sold Date **21-Feb-25**

Distance **0km**



107/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

1 1 -

Sold Price **$325,000** Sold Date **06-Sep-24**

Distance **0.04km**



406/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

1 1 -

Sold Price **$349,000** Sold Date **21-Jan-25**

Distance **0.04km**

RS = Recent sale **UN** = Undisclosed Sale

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