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	66/171 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Range between	$310,000	&	$340,000

Median sale price

Median price	$516,000	Unit	X	Suburb	North Melbourne
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

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
65/171 Flemington Rd NORTH MELBOURNE 3051	$340,000	11/05/2017
1203/6 Leicester St CARLTON 3053	$320,000	18/03/2017
609/118 Dudley St WEST MELBOURNE 3003	$315,000	01/04/2017

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.