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	402/83 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~~		or range between	$290,000	&	$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Nov 2021	to	31 Oct 2022	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
G1/96 CURZON STREET NORTH MELBOURNE VIC 3051	$300,000	29-Jul-22
308/187 BOUNDARY ROAD NORTH MELBOURNE VIC 3051	$300,000	17-Aug-22
303/11 ROSE LANE MELBOURNE VIC 3000	$314,000	29-Jul-22

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: 08 November 2022

Alex Puglia
P 93268883
M 0458393162
E alex@alexkarbon.com.au



G1/96 CURZON STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$300,000** Sold Date **29-Jul-22**

Distance **0.52km**



308/187 BOUNDARY ROAD NORTH MELBOURNE VIC 3051

1 1 1

Sold Price RS **$300,000** Sold Date **17-Aug-22**

Distance **1.65km**



303/11 ROSE LANE MELBOURNE VIC 3000

1 1 1

Sold Price **$314,000** Sold Date **29-Jul-22**

Distance **1.86km**

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

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