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	G07/97 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Range between $610,000 & $660,000

Median sale price

Median price $636,000 Property Type Unit Suburb North Melbourne

Period - From 01/10/2021 to 31/12/2021 Source REIV

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 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
1	101/150 Peel St NORTH MELBOURNE 3051	$657,500	13/11/2021
2	804/93 Flemington Rd NORTH MELBOURNE 3051	$630,000	24/11/2021
3	15/375 Abbotsford St NORTH MELBOURNE 3051	$630,000	01/10/2021

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 six months.~~

This Statement of Information was prepared on: 30/03/2022 11:18

G07/97 Flemington Road, North Melbourne Vic 3051



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$610,000 - $660,000
Median Unit Price
December quarter 2021: $636,000

Comparable Properties



101/150 Peel St NORTH MELBOURNE 3051 (REI)

2 1 1

Price: $657,500
Method: Auction Sale
Date: 13/11/2021
Property Type: Unit

Agent Comments



804/93 Flemington Rd NORTH MELBOURNE 3051 (REI)

2 2 1

Price: $630,000
Method: Sold Before Auction
Date: 24/11/2021
Property Type: Apartment

Agent Comments



15/375 Abbotsford St NORTH MELBOURNE 3051 (REI)

2 1 1

Price: $630,000
Method: Sold Before Auction
Date: 01/10/2021
Property Type: Apartment

Agent Comments

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

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