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	308/93 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	$339,000	&	$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$538,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Sep 2021	to	31 Aug 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.

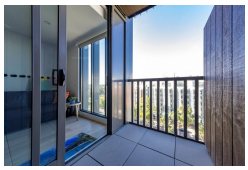
Address of comparable property	Price	Date of sale
803/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	$354,000	18-May-22
402/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	$355,000	07-Jun-22
1/9-15 MURPHY STREET NORTH MELBOURNE VIC 3051	$345,000	27-Jun-22

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: 15 September 2022

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



803/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

1 1 -

Sold Price **$354,000** Sold Date **18-May-22**

Distance **0km**



402/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

1 1 -

Sold Price RS **$355,000** Sold Date **07-Jun-22**

Distance **0.03km**



1/9-15 MURPHY STREET NORTH MELBOURNE VIC 3051

1 - -

Sold Price **$345,000** Sold Date **27-Jun-22**

Distance **0.17km**

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

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