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	609/83 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	$349,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Jan 2024	to	31 Dec 2024	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.

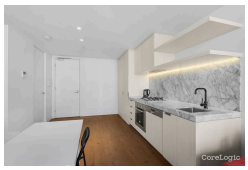
Address of comparable property	Price	Date of sale
317/23 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	$350,000	06-Mar-24
403/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	$350,000	15-May-24
303/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	$355,000	20-Feb-24

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: 07 January 2025

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317/23 BLACKWOOD STREET NORTH MELBOURNE VIC 3051

1 1 -

Sold Price **$350,000** Sold Date **06-Mar-24**

Distance **0.28km**



403/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051

1 1 -

Sold Price Sold Date **15-May-24**

Distance **0.28km**



303/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

1 1 -

Sold Price **$355,000** Sold Date **20-Feb-24**

Distance **0.03km**

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

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