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	812/83 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Range between $490,000 & $520,000

Median sale price

Median price $542,000 Property Type Unit Suburb North Melbourne

Period - From 01/04/2024 to 30/06/2024 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	G6/83 Flemington Rd NORTH MELBOURNE 3051	$465,000	12/07/2024
2	604/83 Flemington Rd NORTH MELBOURNE 3051	$500,000	15/05/2024
3	103/83 Flemington Rd NORTH MELBOURNE 3051	$475,000	18/04/2024

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: 12/09/2024 16:24

812/83 Flemington Road, North Melbourne Vic 3051

Oscar Jones
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$490,000 - $520,000
Median Unit Price
June quarter 2024: $542,000

Modern single level apartment with balcony and secure undercover car space.

Comparable Properties



G6/83 Flemington Rd NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: $465,000
Method: Private Sale
Date: 12/07/2024
Property Type: Unit

Agent Comments

Inferior outlock, inferior kitchen.



604/83 Flemington Rd NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: $500,000
Method: Private Sale
Date: 15/05/2024
Property Type: Apartment

Agent Comments

Inferior kitchen. Facing massive construction site and view will soon be built out completely.



103/83 Flemington Rd NORTH MELBOURNE 3051 (VG)

2 - -

Price: $475,000
Method: Sale
Date: 18/04/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Inferior outlock. Facing massive construction site and view will soon be built out completely.

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