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	60/171 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Range between $445,000 & $475,000

Median sale price

Median price $615,000 Property Type Unit Suburb North Melbourne

Period - From 01/07/2024 to 30/09/2024 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	812/83 Flemington Rd NORTH MELBOURNE 3051	$515,000	12/10/2024
2	110/171 Flemington Rd NORTH MELBOURNE 3051	$420,000	26/09/2024
3	302/93 Flemington Rd NORTH MELBOURNE 3051	$485,000	03/08/2024

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: 19/11/2024 11:45

60/171 Flemington Road, North Melbourne Vic 3051

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$445,000 - $475,000
Median Unit Price
September quarter 2024: $615,000

Single level, updated 1970's brick apartment with separate storage space and car park.

Comparable Properties



812/83 Flemington Rd NORTH MELBOURNE 3051 (REI)

2 1 1

Price: $515,000
Method: Private Sale
Date: 12/10/2024
Property Type: Unit

Agent Comments

Superior condition, similar location.



110/171 Flemington Rd NORTH MELBOURNE 3051 (REI)

2 1 2

Price: $420,000
Method: Sold Before Auction
Date: 26/09/2024
Property Type: Apartment

Agent Comments

Same building, similar layout, inferior outlook.



302/93 Flemington Rd NORTH MELBOURNE 3051 (VG)

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Price: $485,000
Method: Sale
Date: 03/08/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Similar location, inferior layout. Superior condition. Inferior storage and parking.

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