

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

601/93 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

\$565,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2020

to

28 Feb 2021

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

408/30-34 Wreckyn Street North Melbourne VIC 3051	\$570,000	25-Sep-20
1409/33 Blackwood Street North Melbourne VIC 3051	\$565,000	20-Jan-21
2/8 Tyrone Street North Melbourne VIC 3051	\$580,000	13-Nov-20

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: 19 March 2021



**408/30-34 Wreckyn Street North
Melbourne VIC 3051**

 2  1  1

Sold Price

\$570,000

Sold Date **25-Sep-20**

Distance **0.26km**



**1409/33 Blackwood Street North
Melbourne VIC 3051**

 2  1  1

Sold Price

^{RS} **\$565,000**

Sold Date **20-Jan-21**

Distance **0.31km**



**2/8 Tyrone Street North Melbourne
VIC 3051**

 2  1  1

Sold Price

\$580,000

Sold Date **13-Nov-20**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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