

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

1109/93 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,999

Property type

Unit

Suburb

North Melbourne

Period-from

01 Dec 2021

to

30 Nov 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

1/5 BEDFORD STREET NORTH MELBOURNE VIC 3051	\$700,000	18-Nov-22
380 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$688,000	14-Sep-22
203/85 LEVESON STREET NORTH MELBOURNE VIC 3051	\$720,000	07-Apr-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: 16 December 2022

**1/5 BEDFORD STREET NORTH
MELBOURNE VIC 3051**

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Sold Price **\$700,000** Sold Date **18-Nov-22**Distance **0.46km****380 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051**

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Sold Price **\$688,000** Sold Date **14-Sep-22**Distance **0.58km****203/85 LEVESON STREET NORTH
MELBOURNE VIC 3051**

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Sold Price **\$720,000** Sold Date **07-Apr-22**Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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