

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

210/83 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

or range
between

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 May 2020

to

30 Apr 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

611/83 Flemington Road North Melbourne VIC 3051	\$545,000	21-Jan-21
310/68-82 Leveson Street North Melbourne VIC 3051	\$585,000	24-Nov-20
116/171 Flemington Road North Melbourne VIC 3051	\$588,500	26-Mar-21

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: 10 May 2021



**611/83 Flemington Road North
Melbourne VIC 3051**

2 1 1

Sold Price **\$545,000** Sold Date **21-Jan-21**

Distance -



**310/68-82 Leveson Street North
Melbourne VIC 3051**

2 1 1

Sold Price **\$585,000** Sold Date **24-Nov-20**

Distance **0.44km**



**116/171 Flemington Road North
Melbourne VIC 3051**

2 1 1

Sold Price **\$588,500** Sold Date **26-Mar-21**

Distance **0.49km**

RS = Recent sale UN = Undisclosed Sale

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