

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 110/171 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$580,000 Property Type Unit Suburb North Melbourne

Period - From 01/07/2023 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	215/145 Roden St WEST MELBOURNE 3003	\$420,000	02/08/2024
2	2202/18 Mt Alexander Rd TRAVANCORE 3032	\$439,000	28/06/2024
3	504/33 Racecourse Rd NORTH MELBOURNE 3051	\$400,000	03/05/2024

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: 09/09/2024 12:23



Property Type: Apartment

Agent Comments

Top floor 2 bedroom apartment with private balcony and additional off street carpark, looking towards Royal Park.

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending June 2024: \$580,000

Comparable Properties



215/145 Roden St WEST MELBOURNE 3003 (REI)



Price: \$420,000

Method: Private Sale

Date: 02/08/2024

Property Type: Apartment

Agent Comments

Modern apartment in close proximity. Superior layout with one less car space.



2202/18 Mt Alexander Rd TRAVANCORE 3032 (REI)



Price: \$439,000

Method: Private Sale

Date: 28/06/2024

Property Type: Unit

Agent Comments

Modern apartment in close proximity. Superior layout with one less car space.



504/33 Racecourse Rd NORTH MELBOURNE 3051 (REI)



Price: \$400,000

Method: Private Sale

Date: 03/05/2024

Property Type: Apartment

Agent Comments

Modern apartment in close proximity. Superior layout with one less car space.