

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

212/83 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

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Feb 2021

to

31 Jan 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

703/108 Haines Street North Melbourne VIC 3051	\$550,000	12-Nov-21
109/68-82 Leveson Street North Melbourne VIC 3051	\$600,000	21-Dec-21
1/469 Dryburgh Street North Melbourne VIC 3051	\$610,000	20-Dec-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: 17 February 2022



**703/108 Haines Street North
Melbourne VIC 3051**

2 1 1

Sold Price **\$550,000** Sold Date **12-Nov-21**

Distance **0.85km**



**109/68-82 Leveson Street North
Melbourne VIC 3051**

2 1 1

Sold Price **\$600,000** Sold Date **21-Dec-21**

Distance **0.43km**



**1/469 Dryburgh Street North
Melbourne VIC 3051**

2 1 1

Sold Price ^{RS} **\$610,000** Sold Date **20-Dec-21**

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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