

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

or range
between

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Sep 2020

to

31 Aug 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

19/17-21 Blackwood Street North Melbourne VIC 3051	\$610,000	19-Jun-21
6/60 Oshanassy Street North Melbourne VIC 3051	\$566,000	28-May-21
1209/33 Blackwood Street North Melbourne VIC 3051	\$590,000	02-Apr-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: 02 September 2021



**19/17-21 Blackwood Street North
Melbourne VIC 3051**

 2  1  1

Sold Price

\$610,000

Sold Date

19-Jun-21

Distance

0.28km



**6/60 Oshanassy Street North
Melbourne VIC 3051**

 2  1  1

Sold Price

\$566,000

Sold Date

28-May-21

Distance

0.49km



**1209/33 Blackwood Street North
Melbourne VIC 3051**

 2  1  1

Sold Price

\$590,000

Sold Date

02-Apr-21

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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