Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 511/97 Flemington Road, North Melbourne Vic 3051

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$250,000		&		\$275,000			
Median sale p	rice							
Median price	\$565,000	Pro	operty Type	Unit			Suburb	North Melbourne
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1206/53 Batman St WEST MELBOURNE 3003	\$270,000	13/01/2025
2	2612/181 Abeckett St MELBOURNE 3000	\$272,500	30/12/2024
3	512/97 Flemington Rd NORTH MELBOURNE 3051	\$265,000	27/11/2024

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:

20/01/2025 12:31





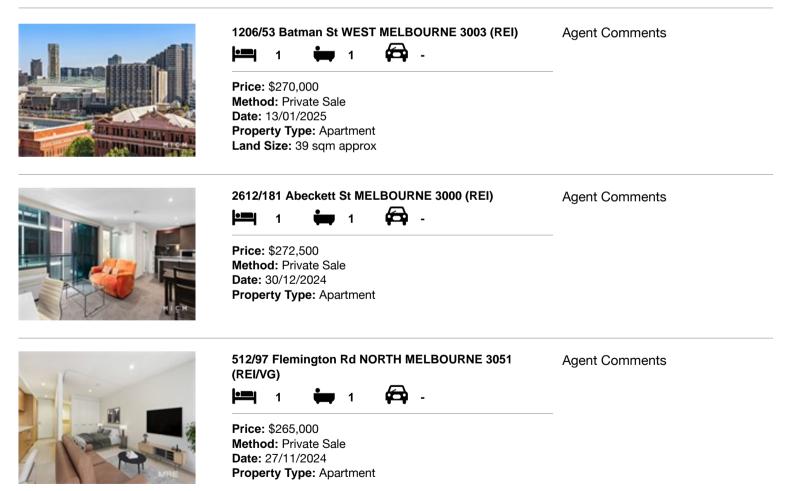




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$250,000 - \$275,000 Median Unit Price Year ending December 2024: \$565,000

Comparable Properties



Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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