

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Date of sale

Generated: 18/04/2018 15:07

Property offered for sale

Address	6/205 Flemington Road, North Melbourne Vic 3051
Including suburb and	
postcode	

Indicative selling price

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

Single price \$345,000

Median sale price

Median price	\$538,000	Hou	se	Unit	Х		Suburb	North Melbourne
Period - From	01/10/2017	to	31/12/2017		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

Auc	incos or comparable property	1 1100	Date of Sale
1	56/163-171 Flemington Rd NORTH MELBOURNE 3051	\$350,500	12/12/2017
2	21/199-205 Flemington Rd NORTH MELBOURNE 3051	\$345,000	15/11/2017
3	17/315 Flemington Rd NORTH MELBOURNE 3051	\$330,000	25/11/2017

OR

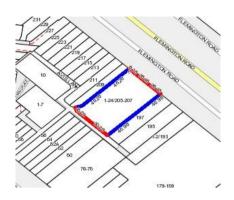
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$345,000 **Median Unit Price** December quarter 2017: \$538,000

Comparable Properties



56/163-171 Flemington Rd NORTH **MELBOURNE 3051 (REI)**

Price: \$350,500 Method: Private Sale Date: 12/12/2017

Rooms: 2

Property Type: Apartment

Agent Comments

21/199-205 Flemington Rd NORTH

MELBOURNE 3051 (REI)

Price: \$345.000 Method: Private Sale Date: 15/11/2017

Rooms: -

Property Type: Apartment

Agent Comments



3051 (REI)



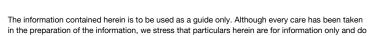
Price: \$330,000 Method: Auction Sale Date: 25/11/2017

Rooms: -

Property Type: Apartment

Agent Comments

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not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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