

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

6/205 Flemington Road, North Melbourne Vic 3051

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

House

Unit

X

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	Price	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.



Rooms:
Property Type:
 Agent Comments

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

Comparable Properties



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

Agent Comments



Price: \$350,500
Method: Private Sale
Date: 12/12/2017
Rooms: 2
Property Type: Apartment

**21/199-205 Flemington Rd NORTH
 MELBOURNE 3051 (REI)**

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 15/11/2017
Rooms: -
Property Type: Apartment



**17/315 Flemington Rd NORTH MELBOURNE
 3051 (REI)**

Agent Comments



Price: \$330,000
Method: Auction Sale
Date: 25/11/2017
Rooms: -
Property Type: Apartment