

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

11/171 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

40/171 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$420,000	19-Oct-23
16/43-47 HAINES STREET NORTH MELBOURNE VIC 3051	\$470,000	18-Nov-23
23/61-65 HAINES STREET NORTH MELBOURNE VIC 3051	\$558,000	27-Nov-23

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: 26 March 2024



40/171 FLEMINGTON ROAD NORTH Sold Price **\$420,000** Sold Date **19-Oct-23**
MELBOURNE VIC 3051

 2  1  1

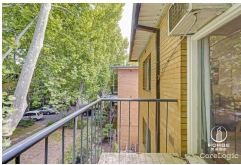
Distance **0km**



16/43-47 HAINES STREET NORTH Sold Price ^{RS} **\$470,000** Sold Date **18-Nov-23**
MELBOURNE VIC 3051

 2  1  -

Distance **0.37km**



23/61-65 HAINES STREET NORTH Sold Price **\$558,000** Sold Date **27-Nov-23**
MELBOURNE VIC 3051

 2  1  -

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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