

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

711/93 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Apr 2019

to

31 Mar 2020

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

107/5 Courtney Street North Melbourne VIC 3051	\$413,000	17-Feb-20
2414/155 Franklin Street Melbourne VIC 3000	\$410,000	11-Feb-20
104/9 Dryburgh Street West Melbourne VIC 3003	\$400,000	07-Feb-20

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.~~

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Kevin Zhang

P 0411368128

M 0411368128

E kevin.zhang@ereal.com.au



**107/5 Courtney Street North
Melbourne VIC 3051**

1 1 -

Sold Price

\$413,000

Sold Date **17-Feb-20**

Distance **0.53km**



**2414/155 Franklin Street Melbourne
VIC 3000**

1 1 -

Sold Price

\$410,000

Sold Date **11-Feb-20**

Distance **1.28km**



**104/9 Dryburgh Street West
Melbourne VIC 3003**

1 1 -

Sold Price

\$400,000

Sold Date **07-Feb-20**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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