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## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

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### PROPERTY OFFERED FOR SALE

**408/97 Flemington Road, North Melbourne, VIC 3051**

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### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$500,000 & \$550,000**

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### MEDIAN SALE PRICE

**Median price \$500,500 | House | North Melbourne (3051)**

**Period - From 17 August 2017 to 16 August 2018 | Source - realestate.com**

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### COMPARABLE PROPERTY SALES

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
<b>207/97 FLEMINGTON ROAD, NORTH MELBOURNE VIC 3051</b>	<b>\$610,000</b>	<b>02/05/2018</b>
<b>208/25 OXFORD STREET, NORTH MELBOURNE VIC 3051</b>	<b>\$610,000</b>	<b>08/03/2018</b>
<b>18/22 HOWARD STREET, NORTH MELBOURNE VIC 3051</b>	<b>\$600,000</b>	<b>24/04/2018</b>