

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

201/704 Victoria Street 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

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

66 Little Lothian Street North North Melbourne VIC 3051	\$450,000	21-Mar-21
115/86 Macaulay Road North Melbourne VIC 3051	\$475,000	22-Mar-21
207/139-145 Chetwynd Street North Melbourne VIC 3051	\$495,000	11-Dec-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.~~

This Statement of Information was prepared on: 28 April 2021

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66 Little Lothian Street North North Melbourne VIC 3051 Sold Price **\$450,000** Sold Date **21-Mar-21**
Distance **0.45km**

2 1 1



115/86 Macaulay Road North Melbourne VIC 3051 Sold Price ^{RS} **\$475,000** Sold Date **22-Mar-21**
Distance **0.67km**

2 1 1



207/139-145 Chetwynd Street North Melbourne VIC 3051 Sold Price **\$495,000** Sold Date **11-Dec-20**
Distance **0.89km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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