

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

209/58 Villiers Street, North Melbourne VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$* 399,000

or range between \$*

&

\$

Median sale price

Median price \$ 350,000

Property type

Unit

Suburb

North Melbourne

Period - From

2022 Q3

to

2023 Q2

Source

REIV

Comparable property sales

~~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	206/704 Victoria St, North Melbourne VIC 3051	\$ 400,000	08/05/2023
2	16/70 O'Shanassy Street, North Melbourne VIC 3051	\$ 418,000	19/04/2023
3		\$	

~~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.

This Statement of Information was prepared on:

11/10/2023