Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	10/352 Victoria Street, North Melbourne Vic 3051
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$415,000	&	\$430,000
	¥ 110,000	1	+ 100,000

Median sale price

Median price	\$636,000	Pro	perty Type	Unit		Suburb	North Melbourne
Period - From	01/10/2021	to	31/12/2021		Source	REIV	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	223/68 Leveson St NORTH MELBOURNE 3051	\$456,000	05/02/2022
2	301/16 Liverpool St MELBOURNE 3000	\$440,000	23/12/2021
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:	10/02/2022 10:08



Date of sale

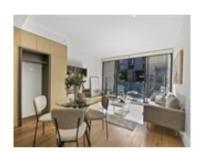




Property Type: Apartment Agent Comments

Indicative Selling Price \$415,000 - \$430,000 Median Unit Price December quarter 2021: \$636,000

Comparable Properties



223/68 Leveson St NORTH MELBOURNE 3051 Agent Comments

(REI)

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- 1

6

Price: \$456,000 Method: Auction Sale Date: 05/02/2022

Property Type: Apartment



301/16 Liverpool St MELBOURNE 3000 (REI)

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Price: \$440,000 Method: Private Sale Date: 23/12/2021

Property Type: Apartment

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161





Agent Comments