

# 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

10/352 Victoria Street, North Melbourne Vic 3051

### Indicative selling price

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

Range between \$415,000 & \$430,000

### Median sale price

Median price \$636,000 Property 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 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	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

10/352 Victoria Street, North Melbourne Vic 3051



1 bed 1 bath 1 car

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 (REI) Agent Comments

1 bed 1 bath 1 car

Price: \$456,000

Method: Auction Sale

Date: 05/02/2022

Property Type: Apartment



301/16 Liverpool St MELBOURNE 3000 (REI) Agent Comments

1 bed 1 bath 1 car

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



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