

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 5/480 Victoria Street, North Melbourne 3051 VIC

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price \$695,000,

Median sale price

(*Delete house or unit as applicable)

Median price \$567,500

*Unit √

Suburb North Melbourne

Period - From 01/04/2017 to 30/06/2017

Source REIV Property Data

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 – 31/117-121 Rathdowne St CARLTON 3053 VIC	\$681,000	14/10/2017
2 – 4/593-597 Spencer St WEST MELBOURNE 3003 VIC	\$705,000	02/09/2017
3 – 1006/11-17 Cohen PI MELBOURNE 3000 VIC	\$700,000	28/08/2017