

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

230/55 Villiers Street, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$150,000

&

\$165,000

Median sale price

Median price

\$520,250

Property Type

Unit

Suburb

North Melbourne

Period - From

28/05/2019

to

27/05/2020

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	130/55 Villiers St, North Melbourne, Vic 3051, Australia	\$165,000	12/05/2020
2	531/55 Villiers St NORTH MELBOURNE 3051	\$168,000	19/02/2020
3	103/22 Orr St CARLTON 3053	\$160,000	03/04/2020

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:

28/05/2020 10:21



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$150,000 - \$165,000

Median Unit Price

28/05/2019 - 27/05/2020: \$520,250

Comparable Properties

130/55 Villiers St, North Melbourne, Vic 3051, Australia (REI) Agent Comments



Price: \$165,000

Method:

Date: 12/05/2020

Property Type: Apartment

531/55 Villiers St NORTH MELBOURNE 3051 (VG) Agent Comments



Price: \$168,000

Method: Sale

Date: 19/02/2020

Property Type: Strata Unit/Flat

103/22 Orr St CARLTON 3053 (VG) Agent Comments



Price: \$160,000

Method: Sale

Date: 03/04/2020

Property Type: Strata Unit/Flat