

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 612/111 Canning Street, North Melbourne 3051 (2 bed 2 bath 1 car)

Indicative selling price

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

Single price \$680,000

or range between \$

&

\$

Median sale price

Median price \$686,960

Apartment *Apartment*

Suburb North Melbourne

Period - From Jan 2022

to

Jan 2023

Source RP Data

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
1/1A Canning Street, North Melbourne	\$675,000	16 July 2022
303/108 Haines Street, North Melbourne	\$735,888	7 Sept 2022
4/142-144 Laurens Street, North Melbourne	\$650,000	22 Nov 2022

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: 17 January 2023