

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

22/1 Villiers Street, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$567,500

House

Unit

X

Suburb

North Melbourne

Period - From

01/04/2017

to

30/06/2017

Source

REIV

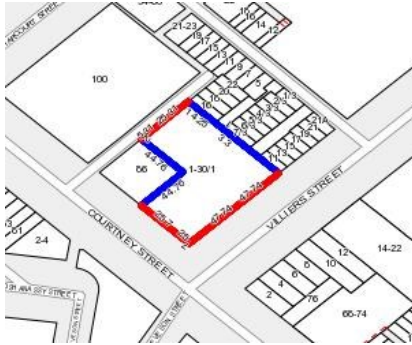
Comparable property sales (*Delete A or B below as applicable)

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	39/99-101 Leveson St NORTH MELBOURNE 3051	\$785,000	08/07/2017
2	1203/145 Queensberry St CARLTON 3053	\$766,000	17/08/2017
3	102/18 Bent St KENSINGTON 3031	\$722,500	05/08/2017

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.~~



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

June quarter 2017: \$567,500

Comparable Properties



39/99-101 Leveson St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$785,000

Method: Auction Sale

Date: 08/07/2017

Rooms: -

Property Type: Apartment



1203/145 Queensberry St CARLTON 3053 (REI)

Agent Comments



Price: \$766,000

Method: Private Sale

Date: 17/08/2017

Rooms: 3

Property Type: Apartment

102/18 Bent St KENSINGTON 3031 (REI)

Agent Comments



Price: \$722,500

Method: Auction Sale

Date: 05/08/2017

Rooms: -

Property Type: Apartment