

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

614/3-11 High Street, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$155,000

Median sale price

Median price

\$552,500

Property Type

Unit

Suburb

North Melbourne

Period - From

01/01/2021

to

31/03/2021

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	1216/43 Therry St MELBOURNE 3000	\$170,000	18/06/2021
2	101/188 Peel St NORTH MELBOURNE 3051	\$157,500	10/05/2021
3	523/488 Swanston St CARLTON 3053	\$170,000	24/04/2021

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:

05/07/2021 14:21

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Indicative Selling Price

\$155,000

Median Unit Price

March quarter 2021: \$552,500



Property Type:

Agent Comments

Comparable Properties



1216/43 Therry St MELBOURNE 3000 (REI)

Agent Comments



Price: \$170,000

Method: Private Sale

Date: 18/06/2021

Property Type: Studio Apartment



101/188 Peel St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$157,500

Method: Private Sale

Date: 10/05/2021

Rooms: 2

Property Type: Apartment



523/488 Swanston St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$170,000

Method: Private Sale

Date: 24/04/2021

Property Type: Apartment