Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	614/3-11 High Street, North Melbourne Vic 3051
Including suburb and	
postcode	

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	Pro	perty 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

	areas or comparable property	1 1100	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

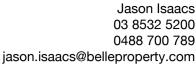
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/07/2021 14:21



Date of sale



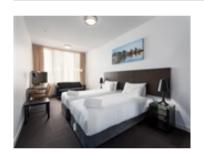


Indicative Selling Price \$155,000 Median Unit Price March quarter 2021: \$552,500





Comparable Properties



1216/43 Therry St MELBOURNE 3000 (REI)

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Price: \$170,000 Method: Private Sale Date: 18/06/2021

Property Type: Studio Apartment

Agent Comments



101/188 Peel St NORTH MELBOURNE 3051

(REI)

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Price: \$157,500 Method: Private Sale Date: 10/05/2021

Rooms: 2

Property Type: Apartment

Agent Comments



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

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6.

Price: \$170,000 **Method:** Private Sale **Date:** 24/04/2021

Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018



