

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

8/680 Victoria Street North Melbourne VIC 3051

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

7/680 Victoria Street North Melbourne VIC 3051	\$892,000	26-Mar-21
4/22 Atkin Street North Melbourne VIC 3051	\$960,000	07-Apr-21
5/14-20 Westbourne Road Kensington VIC 3031	\$880,000	06-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 03 May 2021



Alex Puglia

P 93268883

M 0458393162

E alex@alexkarbon.com.au

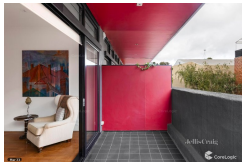


**7/680 Victoria Street North
Melbourne VIC 3051**

2 1 1

Sold Price **\$892,000** Sold Date **26-Mar-21**

Distance -



**4/22 Atkin Street North Melbourne
VIC 3051**

2 1 1

Sold Price ^{RS} **\$960,000** Sold Date **07-Apr-21**

Distance **0.48km**



**5/14-20 Westbourne Road
Kensington VIC 3031**

2 1 1

Sold Price **\$880,000** Sold Date **06-Feb-21**

Distance **2.22km**

RS = Recent sale

UN = Undisclosed Sale

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