

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

307/55 VILLIERS 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

\$150,000

&

\$165,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Feb 2023

to

31 Jan 2024

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

110/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$165,000	28-Nov-23
114/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$165,000	21-Aug-23
226/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$160,000	16-Jun-23

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: 09 February 2024


**110/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

Sold Price

^{RS}
\$165,000

Sold Date

28-Nov-23
 1

 1

 -

Distance

0km

**114/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

Sold Price

\$165,000

Sold Date

21-Aug-23
 1

 1

 -

Distance

0km

**226/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

Sold Price

\$160,000

Sold Date

16-Jun-23
 1

 1

 -

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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