

## 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

501/58 VILLIERS STREET NORTH MELBOURNE VIC 3051

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 May 2022

to

30 Apr 2023

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

210/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051	\$620,000	03-Jan-23
4/142-144 LAURENS STREET NORTH MELBOURNE VIC 3051	\$650,000	22-Nov-22
604/111 CANNING STREET NORTH MELBOURNE VIC 3051	\$650,000	13-Mar-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: 08 May 2023



### 210/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051

2 2 1

Sold Price **\$620,000** Sold Date **03-Jan-23**

Distance **0.39km**



### 4/142-144 LAURENS STREET NORTH MELBOURNE VIC 3051

2 2 1

Sold Price **\$650,000** Sold Date **22-Nov-22**

Distance **1.08km**



### 604/111 CANNING STREET NORTH MELBOURNE VIC 3051

2 2 1

Sold Price <sup>RS</sup> **\$650,000** Sold Date **13-Mar-23**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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