

## 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

104/9 HIGH STREET NORTH MELBOURNE VIC 3051

### Indicative selling price

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

Single Price

or range  
between

\$120,000

&

\$135,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

214/9 HIGH STREET NORTH MELBOURNE VIC 3051	\$132,000	17-Jul-23
218/9 HIGH STREET NORTH MELBOURNE VIC 3051	\$130,000	10-Apr-24

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: 06 August 2024



**214/9 HIGH STREET NORTH  
MELBOURNE VIC 3051**

1 1 -

Sold Price

**\$132,000**

Sold Date

**17-Jul-23**

Distance

**0km**



**218/9 HIGH STREET NORTH  
MELBOURNE VIC 3051**

1 1 -

Sold Price

**\$130,000**

Sold Date

**10-Apr-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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