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

9 Chapman 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	\$975,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,308,000	Prop	erty type House		Suburb	North Melbourne
Period-from	01 Dec 2019	to	30 Nov 2020 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	
52 Arden Street North Melbourne VIC 3051	\$1,321,000	18-Jul-20	
3 Brougham Street North Melbourne VIC 3051	\$1,235,000	03-Nov-20	
39 Provost Street North Melbourne VIC 3051	\$1,285,000	02-Dec-20	

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: 14 December 2020



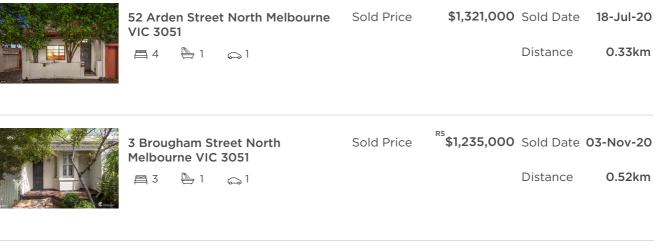
consumer.vic.gov.au



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	39 Provost Stre VIC 3051	et North Melbourne	Sold Price	^{RS} \$1,285,000	Sold Date	02-Dec-20
	昌3 🎽 1	Ģ ¹			Distance	0.56km

RS = Recent sale UN = Undisclosed Sale

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