

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

16/19 Wood Street, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000

&

\$550,000

Median sale price

Median price \$550,000

Unit X

Suburb North Melbourne

Period - From 01/07/2016

to

30/06/2017

Source REIV

Comparable property sales

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
21/70 Oshanassy St NORTH MELBOURNE 3051	\$560,000	25/02/2017
B20/73-78 Haines St NORTH MELBOURNE 3051	\$560,000	03/06/2017
8/302 Abbotsford St NORTH MELBOURNE 3051	\$550,000	01/07/2017