

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

103/85 Leveson Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$590,000 Property Type Unit Suburb North Melbourne

Period - From 01/10/2020 to 31/12/2020 Source REIV

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 six 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
1	3/173 Chetwynd St NORTH MELBOURNE 3051	\$725,000	07/11/2020
2	10/22-26 Howard St NORTH MELBOURNE 3051	\$715,000	31/10/2020
3	102/720 Queensberry St NORTH MELBOURNE 3051	\$655,000	03/11/2020

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 six months.~~

This Statement of Information was prepared on:

25/02/2021 10:22



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

December quarter 2020: \$590,000

Comparable Properties



3/173 Chetwynd St NORTH MELBOURNE 3051 **Agent Comments**
(REI)

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Price: \$725,000

Method: Sold Before Auction

Date: 07/11/2020

Property Type: Apartment



10/22-26 Howard St NORTH MELBOURNE **Agent Comments**
3051 (REI)

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Price: \$715,000

Method: Auction Sale

Date: 31/10/2020

Property Type: Apartment



102/720 Queensberry St NORTH MELBOURNE **Agent Comments**
3051 (REI)

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Price: \$655,000

Method: Private Sale

Date: 03/11/2020

Property Type: Apartment