

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 309/9-13 Oconnell Street, North Melbourne Vic 3051

Indicative selling price

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

Single price \$378,000

Median sale price

Median price \$542,000

House

Unit

X

Suburb

North Melbourne

Period - From 01/07/2017

to

30/09/2017

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	2101/315 La Trobe St MELBOURNE 3000	\$375,000	04/12/2017
2	611D/604 Swanston St CARLTON 3053	\$370,000	01/12/2017
3	111/118 Dudley St WEST MELBOURNE 3003	\$359,500	29/10/2017

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.