

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

183 Errol Street, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$840,000

&

\$890,000

Median sale price*

Median price

Property Type

Suburb

North Melbourne

Period - From

to

Source

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	699 Spencer St WEST MELBOURNE 3003	\$930,000	20/05/2023
2			
3			

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:

13/06/2023 12:04

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

183 Errol Street, North Melbourne Vic 3051



Trevor Gange
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Indicative Selling Price

\$840,000 - \$890,000

No median price available



Property Type: House (Res)

Agent Comments

“Due to a lack of sales data in the past 3 months the quarterly median sale price is unavailable. For the aforementioned reason we have adopted the annual median sale price for the purposes of this report”

Comparable Properties



699 Spencer St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$930,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

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.

Account - Jellis Craig



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