

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

13/147 Curzon Street, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$576,500

Property Type

Unit

Suburb

North Melbourne

Period - From

01/10/2019

to

31/12/2019

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 | 12/159 Curzon St NORTH MELBOURNE 3051 | \$580,000 | 22/02/2020 |
| 2 | 9/159 Curzon St NORTH MELBOURNE 3051 | \$550,000 | 14/10/2019 |
| 3 | 28/61a Haines St NORTH MELBOURNE 3051 | \$546,000 | 30/11/2019 |

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:

25/03/2020 13:08



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000

Median Unit Price

December quarter 2019: \$576,500

Comparable Properties

12/159 Curzon St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Apartment



9/159 Curzon St NORTH MELBOURNE 3051 (VG)

Agent Comments

2 - -

Price: \$550,000

Method: Sale

Date: 14/10/2019

Property Type: Flat/Unit/Apartment (Res)



28/61a Haines St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

2 1 1

Price: \$546,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Apartment