

## 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

61 Stawell Street, North Melbourne Vic 3051

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&amp;

\$1,100,000

**Median sale price**

Median price \$1,365,000

House

X

Unit

Suburb

North Melbourne

Period - From 01/04/2018

to

30/06/2018

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	22 Purcell St NORTH MELBOURNE 3051	\$1,200,000	03/04/2018
2	19a Little Lothian St.S NORTH MELBOURNE 3051	\$1,115,000	17/03/2018
3	59 Stawell St NORTH MELBOURNE 3051	\$1,090,000	17/03/2018

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.



2   
 2   
 1

**Rooms:**  
**Property Type:** House (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,100,000  
**Median House Price**  
 June quarter 2018: \$1,365,000

New York-Inspired Merchant Glass Warehouse Conversion Industrial New York-style two bedroom, two bathroom tri-level warehouse conversion features roof top garden terrace, city views, warehouse-inspired open plan living/dining/chefs kitchen and multi-purpose garage/second living area. Zoned for University High, near North Melbourne station, Errol Street precinct, universities/hospitals and new Metro Tunnel projects.

## Comparable Properties



**22 Purcell St NORTH MELBOURNE 3051 (REI)** Agent Comments

2   
 1   
 1

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 03/04/2018  
**Rooms:** -  
**Property Type:** House (Res)



**19a Little Lothian St.S NORTH MELBOURNE 3051 (REI)** Agent Comments

2   
 2   
 2

**Price:** \$1,115,000  
**Method:** Sold Before Auction  
**Date:** 17/03/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**59 Stawell St NORTH MELBOURNE 3051 (REI)** Agent Comments

2   
 2   
 1

**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 17/03/2018  
**Rooms:** 3  
**Property Type:** Townhouse (Res)