

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

Range between \$1,050,000 & \$1,100,000

Median sale priceMedian price \$1,365,000 House 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
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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

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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
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  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

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