

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

303/108 Haines Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$573,000 Property Type Unit Suburb North Melbourne

Period - From 09/05/2021 to 08/05/2022 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.

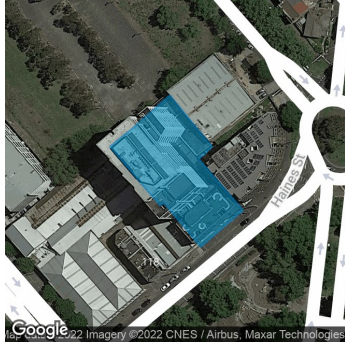
	Address of comparable property	Price	Date of sale
1	2/191 Royal Pde PARKVILLE 3052	\$770,000	19/03/2022
2	2004/23 Batman St WEST MELBOURNE 3003	\$740,000	25/02/2022
3	2916/160 Victoria St CARLTON 3053	\$720,000	19/01/2022

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:

09/05/2022 16:51



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$720,000 - \$770,000

Median Unit Price

09/05/2021 - 08/05/2022: \$573,000

Comparable Properties



2/191 Royal Pde PARKVILLE 3052 (REI)

Agent Comments



Price: \$770,000

Method: Auction Sale

Date: 19/03/2022

Property Type: Unit

2004/23 Batman St WEST MELBOURNE 3003 (VG)

Agent Comments



Price: \$740,000

Method: Sale

Date: 25/02/2022

Property Type: Flat/Unit/Apartment (Res)



2916/160 Victoria St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 19/01/2022

Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088