

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

48 Byron Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,153,000 Property Type House Suburb North Melbourne

Period - From 01/04/2020 to 31/03/2021 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	3/100 Railway PI WEST MELBOURNE 3003	\$999,999	30/03/2021
2	4/22 Atkin St NORTH MELBOURNE 3051	\$960,000	07/04/2021
3	12/45 Leveson St NORTH MELBOURNE 3051	\$940,000	24/12/2020

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:

12/05/2021 10:58



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending March 2021: \$1,153,000

Comparable Properties



3/100 Railway PI WEST MELBOURNE 3003 (REI)

Agent Comments

2 1 2

Price: \$999,999

Method: Private Sale

Date: 30/03/2021

Property Type: Townhouse (Single)



4/22 Atkin St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$960,000

Method: Private Sale

Date: 07/04/2021

Property Type: Townhouse (Single)



12/45 Leveson St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 2 1

Price: \$940,000

Method: Private Sale

Date: 24/12/2020

Property Type: Townhouse (Res)