

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

1/159-169 Curzon Street North Melbourne VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 6 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

12/159-169 Curzon Street North Melbourne VIC 3051	\$580,000	22-Feb-20
22/17-21 Blackwood Street North Melbourne VIC 3051	\$599,000	07-Mar-20
402/150 Dudley Street West Melbourne VIC 3003	\$600,000	26-Jun-20

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 6 months.~~

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**12/159-169 Curzon Street North
Melbourne VIC 3051**

2 1 1

Sold Price **\$580,000** Sold Date **22-Feb-20**

Distance -

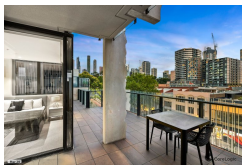


**22/17-21 Blackwood Street North
Melbourne VIC 3051**

2 1 1

Sold Price **\$599,000** Sold Date **07-Mar-20**

Distance **0.59km**



**402/150 Dudley Street West
Melbourne VIC 3003**

2 1 1

Sold Price **\$600,000** Sold Date **26-Jun-20**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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