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

306/11 Stawell Street, North Melbourne Vic 3051

Indicative selling price

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

Single price \$565,000

Median sale price

Median price	\$560,000	Pro	perty Type Unit	:	Suburb	North Melbourne
Period - From	01/07/2021	to	30/09/2021	Source	ce 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.

Add	dress of comparable property	Price	Date of sale
1	110/108 Haines St NORTH MELBOURNE 3051	\$640,000	02/08/2021
2	207/130 Errol St NORTH MELBOURNE 3051	\$585,000	07/08/2021
3	106/5-13 Stawell St NORTH MELBOURNE 3051	\$570,000	31/05/2021

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:

05/11/2021 17:41



hockingstuart





Property Type: Strata Unit/Flat Agent Comments

Stephen Simmonds 8387 0555 0498 990 001 ssimmonds@hockingstuart.com.au

> **Indicative Selling Price** \$565,000 **Median Unit Price** September guarter 2021: \$560,000

Comparable Properties







Price: \$570,000 Method: Private Sale Date: 31/05/2021 Property Type: Apartment

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



propertydata

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