

#### 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	103/25 Oxford Street, North Melbourne Vic 3051
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$580,000	&	\$630,000
-------------------------	---	-----------

#### Median sale price

Median price	\$542,000	Hou	se	Unit	Х	Su	ıburb	North Melbourne
Period - From	01/07/2017	to	30/09/2017		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	308/25 Oxford St NORTH MELBOURNE 3051	\$657,000	28/09/2017
2	9/28 Jeffcott St WEST MELBOURNE 3003	\$626,500	13/05/2017
3	6/8-10 Tyrone St NORTH MELBOURNE 3051	\$610,000	21/08/2017

#### 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.

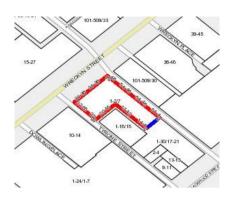
Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884





Generated: 06/11/2017 12:35







**Agent Comments** 

Indicative Selling Price \$580,000 - \$630,000 Median Unit Price September quarter 2017: \$542,000

## Comparable Properties



308/25 Oxford St NORTH MELBOURNE 3051

(REI)

**:** 

6

Agent Comments

Price: \$657,000

Method: Sold Before Auction

**Date:** 28/09/2017 **Rooms:** 5

Property Type: Apartment



9/28 Jeffcott St WEST MELBOURNE 3003 (REI) Agent Comments

•**--**| 2



**Price:** \$626,500 **Method:** Auction Sale **Date:** 13/05/2017

Rooms: 3

Property Type: Apartment



6/8-10 Tyrone St NORTH MELBOURNE 3051

(REI)

**-**2

2

**6** 

Price: \$610,000 Method: Private Sale Date: 21/08/2017

Rooms: -

Property Type: Apartment

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 06/11/2017 12:35

Agent Comments