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

26 Leveson Street North Melbourne VIC 3051

Indicative selling price

Period-from

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

Single Price		or range between	31 200 000	&	\$1,650,000	
Median sale price						
(*Delete house or unit as applicable)						
Median Price	\$1,285,000	Property type	House	Suburb	North Melbourne	

31 Aug 2021

Comparable property sales (*Delete A or B below as applicable)

01 Sep 2020

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.

to

Address of comparable property	Price	Date of sale	
16 Leveson Street North Melbourne VIC 3051	\$1,700,000	18-Jun-21	
148 Leicester Street Carlton VIC 3053	\$1,500,000	22-May-21	
121 Park Drive Parkville VIC 3052	\$2,200,000	10-Apr-21	

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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Source



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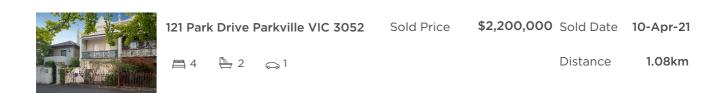




16 Leve VIC 30	eson Stro 51	eet North Melbourne	Sold Price	\$1,700,000	Sold Date	18-Jun-21
	2				Distance	0.03km



148 Leicester Street Carlton VIC 3053	Sold Price	\$1,500,000	Sold Date	22-May-21
📇 3 🗎 2 🞧 1			Distance	0.86km



RS = Recent sale **UN** = Undisclosed Sale

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