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

22 Mark Street, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$880,000		&		\$950,000					
Median sale p	rice									
Median price	\$1,295,000	Pro	operty Type	ty Type House			Suburb	North Melbourne		
Period - From	19/02/2019	to	18/02/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	17/120 Newman St KENSINGTON 3031	\$1,050,000	12/10/2019
2	7/120 Newman St KENSINGTON 3031	\$935,000	20/01/2020
3	15 Mcnamara Mews KENSINGTON 3031	\$852,000	24/08/2019

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:

19/02/2020 10:58









Property Type: Agent Comments Indicative Selling Price \$880,000 - \$950,000 Median House Price 19/02/2019 - 18/02/2020: \$1,295,000

Comparable Properties



17/120 Newman St KENSINGTON 3031 (REI)



Price: \$1,050,000 Method: Auction Sale Date: 12/10/2019 Property Type: Townhouse (Res) Land Size: 120 sqm approx

Agent Comments

Agent Comments



Price: \$935,000 Method: Private Sale Date: 20/01/2020 Property Type: Townhouse (Single)

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7/120 Newman St KENSINGTON 3031 (REI)

6 2



15 Mcnamara Mews KENSINGTON 3031 (REI) Agent Comments



Price: \$852,000 Method: Auction Sale Date: 24/08/2019 Rooms: 4 Property Type: Townhouse (Res) Land Size: 92 sqm approx

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.