

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 between

\$880,000

&

\$950,000

Median sale price

Median price

\$1,295,000

Property Type

House

Suburb

North Melbourne

Period - From

19/02/2019

to

18/02/2020

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	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) Agent Comments



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



7/120 Newman St KENSINGTON 3031 (REI) Agent Comments



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



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