## 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

185 Melrose Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,100,000		&		\$1,200,0	00		
Median sale price								
Median price	\$1,308,500	Pro	operty Type	Hou	se		Suburb	North Melbourne
Period - From	28/07/2019	to	27/07/2020		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	8 Harris St NORTH MELBOURNE 3051	\$1,200,000	24/04/2020
2	57 Canning St NORTH MELBOURNE 3051	\$1,150,000	14/03/2020
3	144 Capel St NORTH MELBOURNE 3051	\$1,120,000	07/02/2020

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:

28/07/2020 14:13









**Property Type:** House (Res) **Land Size:** 114 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price 28/07/2019 - 27/07/2020: \$1,308,500

# **Comparable Properties**

<ul> <li>8 Harris St NORTH MELBOURNE 3051 (REI/VG)</li> <li>3 1 2 -</li> <li>Price: \$1,200,000</li> <li>Method: Private Sale</li> <li>Date: 24/04/2020</li> <li>Property Type: House</li> <li>Land Size: 113 sqm approx</li> </ul>	Agent Comments
57 Canning St NORTH MELBOURNE 3051 (REI/VG) 2 1 1 1 Price: \$1,150,000 Method: Auction Sale Date: 14/03/2020 Property Type: House (Res) Land Size: 130 sqm approx	Agent Comments
144 Capel St NORTH MELBOURNE 3051 (VG) → 3 → - → - Price: \$1,120,000 Method: Sale Date: 07/02/2020 Property Type: House (Res) Land Size: 87 sqm approx	Agent Comments

Account - The Agency Albert Park | P: 03 8578 0388 | F: 03 9132 8957



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.