

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 between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,308,500

Property Type

House

Suburb

North Melbourne

Period - From

28/07/2019

to

27/07/2020

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	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



3 1 0

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



8 Harris St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

3 1 -

Price: \$1,200,000

Method: Private Sale

Date: 24/04/2020

Property Type: House

Land Size: 113 sqm approx



57 Canning St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

2 1 1

Price: \$1,150,000

Method: Auction Sale

Date: 14/03/2020

Property Type: House (Res)

Land Size: 130 sqm approx



144 Capel St NORTH MELBOURNE 3051 (VG)

Agent Comments

3 - -

Price: \$1,120,000

Method: Sale

Date: 07/02/2020

Property Type: House (Res)

Land Size: 87 sqm approx