

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

62 Little Lothian Street North North Melbourne VIC 3051

Indicative selling price

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

Single Price

\$528,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

137 Arden Street North Melbourne VIC 3051	\$665,000	23-Oct-21
3/80 Oshanassy Street North Melbourne VIC 3051	\$550,000	10-Jul-21
110/108 Haines Street North Melbourne VIC 3051	\$640,000	02-Aug-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.~~

This Statement of Information was prepared on: 11 November 2021

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**137 Arden Street North Melbourne
VIC 3051**

Sold Price

^{RS}

\$665,000

Sold Date

23-Oct-21

2

1

1

Distance

-



**3/80 Oshanassy Street North
Melbourne VIC 3051**

Sold Price

\$550,000

Sold Date

10-Jul-21

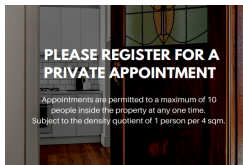
2

1

1

Distance

0.2km



**PLEASE REGISTER FOR A
PRIVATE APPOINTMENT**

Appointments are permitted to a maximum of 10
people inside the property at any one time.
Subject to the density quotient of 1 person per 4 sqm.

**110/108 Haines Street North
Melbourne VIC 3051**

Sold Price

\$640,000

Sold Date

02-Aug-21

2

1

1

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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