

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

5/68-82 LEVESON STREET 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

\$658,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2021

to

28 Feb 2022

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

109/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051	\$600,000	21-Dec-21
211/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051	\$600,000	06-Nov-21
101/150 PEEL STREET NORTH MELBOURNE VIC 3051	\$657,500	13-Nov-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: 31 March 2022

Patricia Destito
P 03 9696 8869
M 03 9696 8869
E trishd@melcorp.com.au



**109/68-82 LEVESON STREET
NORTH MELBOURNE VIC 3051**

2 1 1

Sold Price **\$600,000** Sold Date **21-Dec-21**

Distance -



**211/68-82 LEVESON STREET
NORTH MELBOURNE VIC 3051**

2 1 1

Sold Price Sold Date **06-Nov-21**

Distance -



**101/150 PEEL STREET NORTH
MELBOURNE VIC 3051**

2 1 1

Sold Price **\$657,500** Sold Date **13-Nov-21**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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