Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 36/101 Leveson Street, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$420,000		&		\$460,000					
Median sale p	rice									
Median price	\$567,777	Pro	operty Type	Unit			Suburb	North Melbourne		
Period - From	03/05/2020	to	02/05/2021		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 sixmonths 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	22/101 Leveson St NORTH MELBOURNE 3051	\$490,000	26/02/2021
2			
3			

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:

03/05/2021 15:24









Property Type: Agent Comments Indicative Selling Price \$420,000 - \$460,000 Median Unit Price 03/05/2020 - 02/05/2021: \$567,777

Comparable Properties



22/101 Leveson St NORTH MELBOURNE 3051 Agent Comments (REI)



Price: \$490,000 Method: Private Sale Date: 26/02/2021 Property Type: Apartment

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.

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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.