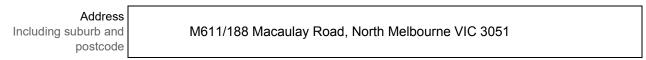
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rtv off	ered fo	or sale
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$* 349.000	or range between	\$ *	&	\$
	Ψ 343,000		Ψ		

Median sale price

Median price	\$ 364,000		Property typ	oe Unit		Suburb	North Melbourne
Period - From	2021 Q4	to	2022 Q3	Source	REIV		

Comparable property sales

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.

Ad	dress of comparable property	Price	Date of sale
1	105/25 Byron Street, North Melbourne	\$ 420,000	24/10/2022
2	103/25 Byron Street, North Melbourne	\$ 420,000	18/07/2022
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:	02/11/2022

