

# 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

G04/130 Errol Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$590,000

### Median sale price

Median price \$568,750 Property Type Unit Suburb North Melbourne

Period - From 01/10/2020 to 30/09/2021 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 | 207/130 Errol St NORTH MELBOURNE 3051    | \$585,000 | 07/08/2021   |
| 2 | 405/30 Wreckyn St NORTH MELBOURNE 3051   | \$575,000 | 08/05/2021   |
| 3 | 106/5-13 Stawell St NORTH MELBOURNE 3051 | \$570,000 | 31/05/2021   |

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:

26/10/2021 15:38



2   
 1   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$560,000 - \$590,000

**Median Unit Price**

Year ending September 2021: \$568,750

## Comparable Properties



**207/130 Errol St NORTH MELBOURNE 3051 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$585,000

**Method:** Private Sale

**Date:** 07/08/2021

**Property Type:** Apartment



**405/30 Wreckyn St NORTH MELBOURNE 3051 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$575,000

**Method:** Private Sale

**Date:** 08/05/2021

**Property Type:** Apartment



**106/5-13 Stawell St NORTH MELBOURNE 3051 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$570,000

**Method:** Private Sale

**Date:** 31/05/2021

**Property Type:** Apartment

**Account** - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884