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	G04/130 Errol Street, North Melbourne Vic 3051
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$568,750	Pro	perty Type U	nit		Suburb	North Melbourne
Period - From	01/10/2020	to	30/09/2021	Sc	ource	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

Add	dress 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 comparableproperties 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









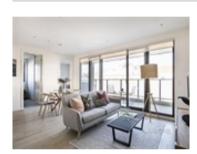




Property Type: Apartment **Agent Comments**

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)

2

Price: \$585,000 Method: Private Sale Date: 07/08/2021

Property Type: Apartment

Agent Comments



(REI)







Price: \$575,000 Method: Private Sale Date: 08/05/2021

Property Type: Apartment



106/5-13 Stawell St NORTH MELBOURNE 3051 Agent Comments

(REI)

-2

Price: \$570.000 Method: Private Sale Date: 31/05/2021

Property Type: Apartment

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