

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 57 Lothian Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$850,000 & \$925,000

Median sale price

Median price \$1,300,000 Property Type House Suburb North Melbourne

Period - From 12/05/2019 to 11/05/2020 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	699 Spencer St WEST MELBOURNE 3003	\$927,500	10/09/2019
2	9 Union St NORTH MELBOURNE 3051	\$910,000	21/03/2020
3	666 Queensberry St NORTH MELBOURNE 3051	\$895,000	25/05/2019

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: 12/05/2020 13:17



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$925,000
Median House Price
12/05/2019 - 11/05/2020: \$1,300,000

Comparable Properties



699 Spencer St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$927,500
Method: Sold Before Auction
Date: 10/09/2019
Property Type: House (Res)



9 Union St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$910,000
Method: Auction Sale
Date: 21/03/2020
Property Type: House (Res)



666 Queensberry St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$895,000
Method: Auction Sale
Date: 25/05/2019
Rooms: 5
Property Type: House (Res)
Land Size: 200 sqm approx