

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

115/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$533,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

221/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051	\$525,000	16-Feb-24
303/22-28 COURTNEY STREET NORTH MELBOURNE VIC 3051	\$510,000	28-Nov-23
7/150 PEEL STREET NORTH MELBOURNE VIC 3051	\$500,000	10-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 28 March 2024

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**221/68-82 LEVESON STREET
NORTH MELBOURNE VIC 3051**

1 1 1

Sold Price **\$525,000** Sold Date **16-Feb-24**

Distance **0km**



**303/22-28 COURTNEY STREET
NORTH MELBOURNE VIC 3051**

1 1 1

Sold Price **\$510,000** Sold Date **28-Nov-23**

Distance **0.27km**



**7/150 PEEL STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price ^{RS} **\$500,000** Sold Date **10-Feb-24**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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