

## 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

17/147 Curzon 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

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

12/159-169 Curzon Street North Melbourne VIC 3051	\$580,000	22-Feb-20
2/77-81 Chapman Street North Melbourne VIC 3051	\$521,000	11-Feb-20
22/17-21 Blackwood Street North Melbourne VIC 3051	\$599,000	07-Mar-20

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.~~

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**12/159-169 Curzon Street North  
Melbourne VIC 3051**

2 1 1

Sold Price **\$580,000** Sold Date **22-Feb-20**

Distance **0.06km**



**2/77-81 Chapman Street North  
Melbourne VIC 3051**

2 1 1

Sold Price **\$521,000** Sold Date **11-Feb-20**

Distance **0.38km**



**22/17-21 Blackwood Street North  
Melbourne VIC 3051**

2 1 1

Sold Price **\$599,000** Sold Date **07-Mar-20**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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