

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb and
postcode

12 Glass Street, North Melbourne Vic 3051

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,300,000

Median sale price

Median price \$631,000

House

Unit

X

Suburb

North Melbourne

Period - From 01/07/2018

to

30/09/2018

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	129 Leveson St NORTH MELBOURNE 3051	\$1,370,000	08/12/2018
2	28 Little Baillie St NORTH MELBOURNE 3051	\$1,300,000	14/08/2018
3	16/22-26 Grattan St CARLTON 3053	\$1,255,000	17/11/2018

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.



3
 2
 1

Rooms:**Property Type:** Townhouse (Res)**Land Size:** 92 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000

Median Unit Price

September quarter 2018: \$631,000

Comparable Properties



129 Leveson St NORTH MELBOURNE 3051 (REI)

Agent Comments

3
 2
 -

Price: \$1,370,000**Method:** Auction Sale**Date:** 08/12/2018**Rooms:** -**Property Type:** Townhouse (Res)

28 Little Baillie St NORTH MELBOURNE 3051 (REI)

Agent Comments

3
 2
 1

Price: \$1,300,000**Method:** Private Sale**Date:** 14/08/2018**Rooms:** -**Property Type:** Townhouse (Single)

16/22-26 Grattan St CARLTON 3053 (REI)

Agent Comments

3
 2
 1

Price: \$1,255,000**Method:** Auction Sale**Date:** 17/11/2018**Rooms:** -**Property Type:** Townhouse (Res)