

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

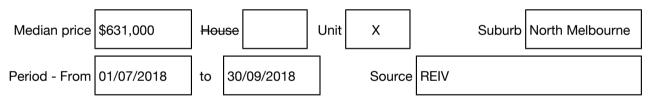
12 Glass Street, North Melbourne Vic 3051

Indicative selling price

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

Single price \$1,300,000

Median sale price



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.

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

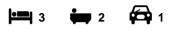
propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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) Image: 1 3 Image: 2 Image: 2 Image: 2 Price: \$1,370,000 Image: 2 Image: 2 Image: 2 Image: 2 Price: \$1,370,000 Image: 2 Image: 2 Image: 2 Image: 2 Image: 2 Date: 08/12/2018 Image: 2 | Agent Comments |
|---|----------------|
| 28 Little Baillie St NORTH MELBOURNE 3051 (REI) 3 2 1 1 Price: \$1,300,000 Method: Private Sale Date: 14/08/2018 Rooms: - Property Type: Townhouse (Single) | Agent Comments |
| 16/22-26 Grattan St CARLTON 3053 (REI) 3 2 2 1 Price: \$1,255,000 Method: Auction Sale Date: 17/11/2018 Rooms: - Property Type: Townhouse (Res) | Agent Comments |

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