

## 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

17/55 VILLIERS 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

\$150,000

&

\$165,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Apr 2022

to

31 Mar 2023

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

213/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$160,000	01-Jan-23
404/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$160,000	22-Feb-23
415/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$170,000	18-Aug-22

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: 05 April 2023



**213/55 VILLIERS STREET NORTH  
MELBOURNE VIC 3051**

Sold Price

**\$160,000**

Sold Date

**01-Jan-23**

 1  1  -

Distance

**0km**



**404/55 VILLIERS STREET NORTH  
MELBOURNE VIC 3051**

Sold Price

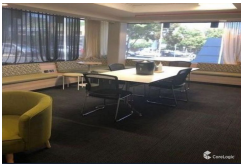
Sold Date

**22-Feb-23**

 1  1  1

Distance

**0km**



**415/55 VILLIERS STREET NORTH  
MELBOURNE VIC 3051**

Sold Price

**\$170,000**

Sold Date

**18-Aug-22**

 1  1  -

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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