Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 52 Byron Street, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,500,000								
Median sale price									
Median price	\$1,300,000	Pro	Property Type House				Suburb	North Melbourne	
Period - From	01/10/2020	to	30/09/2021			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 sixmonths 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		
2		
3		

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.

This Statement of Information was prepared on:

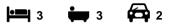
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52 Byron Street, North Melbourne Vic 3051

WHIJEFOX





Property Type: Townhouse (Single) Agent Comments Michael Torcasio 9645 9699 0434 351 468 michael@whitefoxrealestate.com.au

Indicative Selling Price \$1,500,000 Median House Price Year ending September 2021: \$1,300,000

Comparable Properties

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 - Whitefox Real Estate | P: 96459699





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