

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

703/55 VILLIERS STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see 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

\$512,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 May 2023

to

30 Apr 2024

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

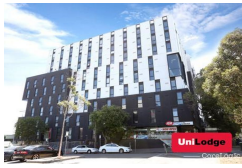
Date of sale

5/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$155,000	24-Apr-24
114/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$165,000	21-Aug-23
118/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$150,000	16-Oct-23

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: 16 May 2024



5/55 VILLIERS STREET NORTH MELBOURNE VIC 3051

Sold Price ^{RS} **\$155,000** ^{UN} Sold Date **24-Apr-24**

1 1 -

Distance **0km**



114/55 VILLIERS STREET NORTH MELBOURNE VIC 3051

Sold Price **\$165,000** Sold Date **21-Aug-23**

1 1 -

Distance **0km**



118/55 VILLIERS STREET NORTH MELBOURNE VIC 3051

Sold Price **\$150,000** Sold Date **16-Oct-23**

1 1 -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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