

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

4 Chapman Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,150,000

Property Type House

Suburb North Melbourne

Period - From 01/03/2020

to

28/02/2021

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 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	11 Peckville St NORTH MELBOURNE 3051	\$1,055,000	09/12/2020
2	3 Curran PI NORTH MELBOURNE 3051	\$1,031,000	05/12/2020
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:

01/03/2021 15:05



Property Type: House

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

01/03/2020 - 28/02/2021: \$1,150,000

Comparable Properties



11 Peckville St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$1,055,000

Method: Private Sale

Date: 09/12/2020

Property Type: House

Land Size: 85 sqm approx



3 Curran PI NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$1,031,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

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.