

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

102 Lothian Street, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$880,000

Median sale price

Median price

\$568,750

Property Type

Unit

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 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	70 Elm St NORTH MELBOURNE 3051	\$986,000	07/08/2021
2	29/101 Leveson St NORTH MELBOURNE 3051	\$868,000	17/07/2021
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:

21/10/2021 11:11

102 Lothian Street, North Melbourne Vic 3051

Lisa Roberts
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2 2 0

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$880,000

Median Unit Price
Year ending September 2021: \$568,750

Comparable Properties



70 Elm St NORTH MELBOURNE 3051 (REI/VG) **Agent Comments**

2 1 -

Price: \$986,000
Method: Auction Sale
Date: 07/08/2021
Property Type: Unit
Land Size: 133 sqm approx

29/101 Leveson St NORTH MELBOURNE 3051 (VG) **Agent Comments**

2 - -

Price: \$868,000
Method: Sale
Date: 17/07/2021
Property Type: Flat/Unit/Apartment (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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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