

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

709/3-11 High Street, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$155,000

Median sale price

Median price

\$517,500

Property Type

Unit

Suburb

North Melbourne

Period - From

04/11/2023

to

03/11/2024

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	9/9 High St NORTH MELBOURNE 3051	\$150,000	03/08/2024
2	708/9 High St NORTH MELBOURNE 3051	\$150,000	09/07/2024
3	414/9 High St NORTH MELBOURNE 3051	\$155,000	08/07/2024

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:

04/11/2024 09:51