

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

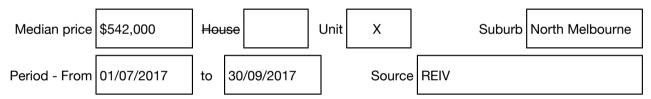
Address Including suburb and postcode 108/25 Byron Street, North Melbourne Vic 3051

#### Indicative selling price

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

Single price \$430,000

#### Median sale price



#### 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	913/422 Collins St MELBOURNE 3000	\$440,000	23/09/2017
2	1002/422 Collins St MELBOURNE 3000	\$435,000	19/08/2017
3	405/162 Rosslyn St WEST MELBOURNE 3003	\$435,000	10/08/2017

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.

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

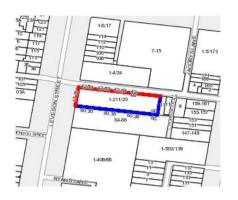
propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



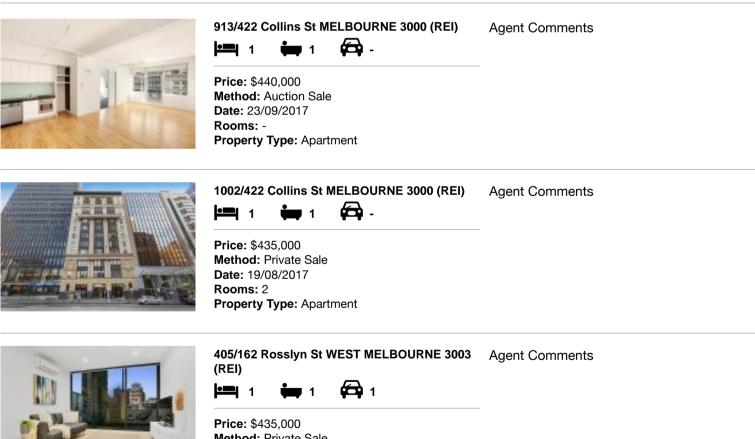






Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$430,000 Median Unit Price September quarter 2017: \$542,000

## **Comparable Properties**



Method: Private Sale Date: 10/08/2017 Rooms: 2 Property Type: Apartment

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