

## 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

19a Little Lothian Street, North Melbourne Vic 3051

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$970,000

&amp;

\$1,067,000

## Median sale price

Median price

\$1,472,500

House

X

Unit

Suburb

North Melbourne

Period - From

01/01/2017

to

31/12/2017

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	16/53-55 Pelham St CARLTON 3053	\$1,043,500	19/09/2017
2	194 Roden St WEST MELBOURNE 3003	\$990,000	06/12/2017
3	2b Wight St KENSINGTON 3031	\$976,000	24/02/2018

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.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$970,000 - \$1,067,000  
**Median House Price**  
Year ending December 2017: \$1,472,500

## Comparable Properties



**16/53-55 Pelham St CARLTON 3053 (REI)**

**Agent Comments**



**Price:** \$1,043,500  
**Method:** Private Sale  
**Date:** 19/09/2017  
**Rooms:** -  
**Property Type:** Townhouse (Single)



**194 Roden St WEST MELBOURNE 3003 (REI)**

**Agent Comments**



**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 06/12/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**2b Wight St KENSINGTON 3031 (REI)**

**Agent Comments**



**Price:** \$976,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)