

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 302/111 Canning Street, North Melbourne (1 bed 1 bath 1 car)

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$525,000

or range between \$

&

\$

Median sale price

Median price \$502,000

Apartment *Apartment*

Suburb North Melbourne 3051

Period - From

to

Source

RP Data

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

102/275 Abbotsford Street, North Melbourne	\$525,000	24 March 2023
202/275 Abbotsford Street, North Melbourne	\$510,000	28 March 2023
4/24 Byron Street, North Melbourne	\$470,000	10 Feb 2023

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: 29 August 2023