

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

204/25 Byron Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$533,000

Property Type Unit

Suburb North Melbourne

Period - From 17/11/2019

to

16/11/2020

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	402/11 Stawell St NORTH MELBOURNE 3051	\$440,000	29/06/2020
2	302/16-22 Cobden St NORTH MELBOURNE 3051	\$438,800	09/07/2020
3	501/15 Doepel Way DOCKLANDS 3008	\$425,000	02/06/2020

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:

17/11/2020 17:59



1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

17/11/2019 - 16/11/2020: \$533,000

Comparable Properties



402/11 Stawell St NORTH MELBOURNE 3051 (REI)

Agent Comments

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Price: \$440,000

Method: Private Sale

Date: 29/06/2020

Property Type: Apartment



302/16-22 Cobden St NORTH MELBOURNE 3051 (REI)

Agent Comments

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 1

Price: \$438,800

Method: Private Sale

Date: 09/07/2020

Property Type: Apartment



501/15 Doepel Way DOCKLANDS 3008 (REI)

Agent Comments

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 1
 1

Price: \$425,000

Method: Private Sale

Date: 02/06/2020

Property Type: Apartment