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	14 Mark Street, North Melbourne Vic 3051
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$825,000	&	\$895,000

Median sale price

Median price	\$1,475,000	Ηοι	ıse	Х	Unit			Suburb	North Melbourne
Period - From	01/04/2017	to	31/0	03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	59 Baillie St NORTH MELBOURNE 3051	\$880,000	03/02/2018
2	27 Stawell St NORTH MELBOURNE 3051	\$850,000	12/12/2017
3	13 Wilson Mews NORTH MELBOURNE 3051	\$810,000	03/03/2018

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.





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Rooms:

Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$825,000 - \$895,000 **Median House Price** Year ending March 2018: \$1,475,000

Comparable Properties



59 Baillie St NORTH MELBOURNE 3051

(REI/VG) **└─** 2





Price: \$880,000 Method: Auction Sale Date: 03/02/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



27 Stawell St NORTH MELBOURNE 3051

(REI/VG)

-2





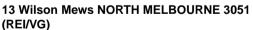
Price: \$850.000 Method: Private Sale Date: 12/12/2017

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

Agent Comments



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Price: \$810,000 Method: Private Sale

Rooms: -

Date: 03/03/2018

Property Type: Townhouse (Res)

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962





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.

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