

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 102 Melrose Street, North Melbourne Vic 3051

#### Indicative selling price

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

Single price \$725,000

#### Median sale price

Median price	\$1,145,500	Hou	ise X	Unit		Suburb	North Melbourne
Period - From	01/04/2019	to	30/06/2019		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.

Add	dress of comparable property	Price	Date of sale
1	13 Hodgson St BRUNSWICK 3056	\$770,000	29/06/2019
2	112 Shields St FLEMINGTON 3031	\$765,000	06/04/2019
3	20 Alfred St NORTH MELBOURNE 3051	\$755,000	22/06/2019

#### 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 - Edward Thomas | P: 03 9376 3322

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: Agent Comments Indicative Selling Price \$725,000 Median House Price June quarter 2019: \$1,145,500

Enchanted Victorian, City Edge Seduction Impressively located, this utterly enchanting two bedroom Victorian terrace offers immediate comfort and lifestyle enjoyment.

## **Comparable Properties**



Price: \$770,000 Method: Auction Sale Date: 29/06/2019 Rooms: 3 Property Type: House (Res) Land Size: 135 sqm approx

2

**1** 2

13 Hodgson St BRUNSWICK 3056 (REI)

112 Shields St FLEMINGTON 3031 (REI)

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Agent Comments

Agent Comments



Price: \$765,000 Method: Auction Sale Date: 06/04/2019 Rooms: -Property Type: House (Res) Land Size: 140 sqm approx



20 Alfred St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$755,000 Method: Auction Sale Date: 22/06/2019 Rooms: -Property Type: House (Res) Land Size: 146 sqm approx

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