

## 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

102 Melrose 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)

Single price

\$725,000

## Median sale price

Median price

\$1,145,500

House

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.

	Address 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.



**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



**13 Hodgson St BRUNSWICK 3056 (REI)**

Agent Comments



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



**112 Shields St FLEMINGTON 3031 (REI)**

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