

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

201/704 Victoria Street North Melbourne VIC 3051

Indicative selling price

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

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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

66 Little Lothian Street North North Melbourne VIC 3051	\$450,000	21-Mar-21
115/86 Macaulay Road North Melbourne VIC 3051	\$475,000	24-Mar-21

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 6 months.

This Statement of Information was prepared on: 05 July 2021

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66 Little Lothian Street North North Melbourne VIC 3051

Sold Price

\$450,000

Sold Date

21-Mar-21

2

1

1

Distance

0.45km



115/86 Macaulay Road North Melbourne VIC 3051

Sold Price

\$475,000

Sold Date

24-Mar-21

-

1

1

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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