

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

15 Curzon Place, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$820,000

&

\$890,000

Median sale price

Median price

\$1,475,000

House

X

Unit

Suburb

North Melbourne

Period - From

01/04/2017

to

31/03/2018

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.

	Address of comparable property	Price	Date of sale
1	27 Stawell St NORTH MELBOURNE 3051	\$850,000	12/12/2017
2	70 Provost St NORTH MELBOURNE 3051	\$810,000	17/03/2018
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.

15 Curzon Place, North Melbourne Vic 3051



2 2 1

Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$820,000 - \$890,000
Median House Price
Year ending March 2018: \$1,475,000

Comparable Properties



27 Stawell St NORTH MELBOURNE 3051
(REI/VG)

Agent Comments

2 1 1

Price: \$850,000
Method: Private Sale
Date: 12/12/2017
Rooms: -
Property Type: Townhouse (Single)



70 Provost St NORTH MELBOURNE 3051
(REI/VG)

Agent Comments

2 1 1

Price: \$810,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: Townhouse (Res)



13 Wilson Mews NORTH MELBOURNE 3051
(REI/VG)

Agent Comments

2 2 1

Price: \$810,000
Method: Private Sale
Date: 03/03/2018
Rooms: -
Property Type: Townhouse (Res)