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	G01/85 Leveson Street, North Melbourne Vic 3051
Including suburb and	
postcode	

Indicative selling price

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

Single price \$925,000

Median sale price

Median price	\$590,000	Pro	perty Type	Unit		Suburb	North Melbourne
Period - From	01/10/2020	to	31/12/2020		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

Add	dress of comparable property	Price	Date of sale
1	8/20 Mark St NORTH MELBOURNE 3051	\$980,000	13/02/2021
2	1001/5 Caravel La DOCKLANDS 3008	\$950,000	25/11/2020
3	3303/500 Elizabeth St MELBOURNE 3000	\$948,000	22/02/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/03/2021 11:08





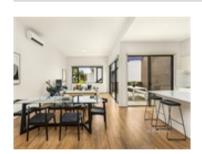




Property Type: Apartment Agent Comments

Indicative Selling Price \$925,000 Median Unit Price December quarter 2020: \$590,000

Comparable Properties



8/20 Mark St NORTH MELBOURNE 3051 (REI)

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Price: \$980,000 Method: Private Sale Date: 13/02/2021

Property Type: Townhouse (Single)



1001/5 Caravel La DOCKLANDS 3008 (REI)

4 3 **4** 2 **6**

Price: \$950,000 Method: Private Sale Date: 25/11/2020

Property Type: Apartment

Agent Comments

Agent Comments



3303/500 Elizabeth St MELBOURNE 3000 (REI) Agent Comments

1 3 **1** 2 **1** 2

Price: \$948,000 Method: Private Sale Date: 22/02/2021

Property Type: Apartment

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