

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

G01/85 Leveson Street, North Melbourne Vic 3051

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

Property 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	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 comparable properties 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



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  1

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) **Agent Comments**

 3
  2
  2

Price: \$980,000
Method: Private Sale
Date: 13/02/2021
Property Type: Townhouse (Single)



1001/5 Caravel La DOCKLANDS 3008 (REI) **Agent Comments**

 3
  2
  2

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



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

 3
  2
  1

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