

## 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

221/68-82 LEVESON 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) (\*Delete single price or range as applicable)

Single Price

\$528,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,360,000

Property type

House

Suburb

North Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

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

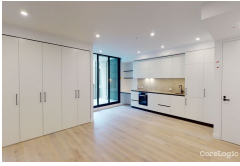
303/22-28 COURTNEY STREET NORTH MELBOURNE VIC 3051	\$510,000	29-Nov-23
123/350 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$460,000	24-Oct-23
106/35 ARDEN STREET NORTH MELBOURNE VIC 3051	\$452,500	31-Oct-23

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: 31 January 2024

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**303/22-28 COURTNEY STREET  
NORTH MELBOURNE VIC 3051**

Sold Price

<sup>RS</sup>

**\$510,000**

Sold Date

**29-Nov-23**

 1  1  1

Distance

**0.27km**



**123/350 VICTORIA STREET NORTH  
MELBOURNE VIC 3051**

Sold Price

**\$460,000**

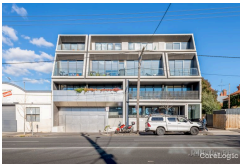
Sold Date

**24-Oct-23**

 1  1  1

Distance

**0.4km**



**106/35 ARDEN STREET NORTH  
MELBOURNE VIC 3051**

Sold Price

**\$452,500**

Sold Date

**31-Oct-23**

 1  1  1

Distance

**0.18km**

RS = Recent sale

UN = Undisclosed Sale

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