### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address	207/108 Haines Street, North Melbourne Vic 3051
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$640,000 & \$680,000	Range between	\$640,000	&	\$680,000
-------------------------------------	---------------	-----------	---	-----------

#### Median sale price

Median price	\$565,000	Pro	perty Type	Jnit		Suburb	North Melbourne
Period - From	01/01/2024	to	31/12/2024	;	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

	aress of comparable property	1 1100	Date of Sale
1	605/39 Caravel La DOCKLANDS 3008	\$655,000	03/03/2025
2	109/18 Bent St KENSINGTON 3031	\$640,000	14/02/2025
3	805/20 Rakaia Way DOCKLANDS 3008	\$640,000	05/02/2025

#### 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:	18/03/2025 14:48



Date of sale



William Zhu 03 9842 8000 0402 298 130 william.zhu@harcourts.com.au

**Indicative Selling Price** \$640,000 - \$680,000 **Median Unit Price** Year ending December 2024: \$565,000



# Property Type: Apartment **Agent Comments**

# Comparable Properties



605/39 Caravel La DOCKLANDS 3008 (REI)

**Agent Comments** 

Price: \$655,000 Method: Private Sale Date: 03/03/2025

Property Type: Apartment



109/18 Bent St KENSINGTON 3031 (REI)

2





Agent Comments

Price: \$640,000 Method: Private Sale Date: 14/02/2025

Property Type: Apartment



805/20 Rakaia Way DOCKLANDS 3008 (REI/VG)

Price: \$640,000 Method: Private Sale Date: 05/02/2025

Property Type: Apartment

**Agent Comments** 





Account - Harcourts Manningham | P: 03 9842 8000

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.