

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

203/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$798,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Dec 2022

to

30 Nov 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

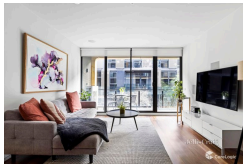
219/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051	\$720,000	06-Sep-23
3/220 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$780,000	02-Sep-23
72 LITTLE LOTHIAN STREET NORTH NORTH MELBOURNE VIC 3051	\$759,999	11-Nov-23

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: 19 December 2023

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**219/68-82 LEVESON STREET
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price ^{RS} **\$720,000** ^{UN} Sold Date **06-Sep-23**

Distance **0.03km**



**3/220 ABBOTSFORD STREET
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price **\$780,000** Sold Date **02-Sep-23**

Distance **0.53km**



**72 LITTLE LOTHIAN STREET
NORTH NORTH MELBOURNE VIC
3051**

2 2 1

Sold Price **\$759,999** Sold Date **11-Nov-23**

Distance **0.59km**

RS = Recent sale UN = Undisclosed Sale

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