

## 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

111/350 Victoria 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)

Range between \$535,000 & \$560,000

## Median sale price

Median price \$631,000 House Unit X Suburb North Melbourne

Period - From 01/07/2018 to 30/09/2018 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	35/52 Leicester St CARLTON 3053	\$693,500	08/09/2018
2	302/30 Wreckyn St NORTH MELBOURNE 3051	\$575,000	11/05/2018
3	30/17-21 Blackwood St NORTH MELBOURNE 3051	\$540,000	20/09/2018

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.