

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

207/55 VILLIERS 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

or range
between

\$160,000

&

\$175,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Feb 2022

to

31 Jan 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

415/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$170,000	18-Aug-22
305/42-50 BARRY STREET CARLTON VIC 3053	\$155,000	06-Dec-22
721/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$182,000	09-Dec-22

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: 21 February 2023


**415/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

Sold Price

\$170,000

Sold Date

18-Aug-22
 1
 1
 -

Distance

0km

**305/42-50 BARRY STREET
CARLTON VIC 3053**

Sold Price

\$155,000

Sold Date

06-Dec-22
 1
 1
 -

Distance

0.74km

**721/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

Sold Price

\$182,000

Sold Date

09-Dec-22
 1
 1
 -

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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