

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

307/350 Victoria Street, North Melbourne Vic 3051

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$666,500

Property Type Unit

Suburb North Melbourne

Period - From 01/04/2022

to 30/06/2022

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	6/480 Victoria St NORTH MELBOURNE 3051	\$790,000	20/05/2022
2	319/350 Victoria St NORTH MELBOURNE 3051	\$715,000	24/05/2022
3	19/1 Villiers St NORTH MELBOURNE 3051	\$690,000	16/07/2022

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:

29/09/2022 14:18



2 1 1

Property Type: Apartment/Unit
Agent Comments

Indicative Selling Price

\$695,000

Median Unit Price

June quarter 2022: \$666,500

Comparable Properties



6/480 Victoria St NORTH MELBOURNE 3051
(REI/VG)

Agent Comments

2 1 1

Price: \$790,000

Method: Private Sale

Date: 20/05/2022

Property Type: Apartment



319/350 Victoria St NORTH MELBOURNE 3051
(REI/VG)

Agent Comments

2 1 1

Price: \$715,000

Method: Private Sale

Date: 24/05/2022

Property Type: Apartment



19/1 Villiers St NORTH MELBOURNE 3051
(REI/VG)

Agent Comments

2 2 1

Price: \$690,000

Method: Auction Sale

Date: 16/07/2022

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951