

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 C607/111 Canning Street, North Melbourne (2 bed 1 bath 1 cars)

Indicative selling price

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

Single price \$659,000

or range between \$

&

\$

Median sale price

Median price \$648,000

Apartment *Apartment*

Suburb North Melbourne

Period - From 1 Sept 2023

to

1 March 2024

Source RP Data

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

8/159-169 Curzon Street, North Melbourne 3051	\$638,000	30 Sept 2023
204/130-140 Errol Street, North Melbourne 3051	\$649,000	12 Oct 2023
1/1 Bedford Street, North Melbourne 3051	\$657,000	5 Dec 2023

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: 1 March 2024