

# 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

502/350 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 \$650,000 & \$715,000

### Median sale price

Median price \$636,000 Property Type Unit Suburb North Melbourne

Period - From 01/10/2021 to 31/12/2021 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 | 303/89 Roden St WEST MELBOURNE 3003  | \$714,000 | 09/11/2021   |
| 2 | 108/89 Roden St WEST MELBOURNE 3003  | \$695,000 | 24/11/2021   |
| 3 | 101/150 Peel St NORTH MELBOURNE 3051 | \$657,500 | 13/11/2021   |

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:

29/01/2022 09:08



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$715,000  
**Median Unit Price**  
December quarter 2021: \$636,000

## Comparable Properties



**303/89 Roden St WEST MELBOURNE 3003 (REI/VG)**

**Agent Comments**



**Price:** \$714,000  
**Method:** Sold Before Auction  
**Date:** 09/11/2021  
**Property Type:** Apartment



**108/89 Roden St WEST MELBOURNE 3003 (REI)**

**Agent Comments**



**Price:** \$695,000  
**Method:** Sold Before Auction  
**Date:** 24/11/2021  
**Property Type:** Apartment



**101/150 Peel St NORTH MELBOURNE 3051 (REI/VG)**

**Agent Comments**



**Price:** \$657,500  
**Method:** Auction Sale  
**Date:** 13/11/2021  
**Property Type:** Unit