

## 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 304/139-145 Chetwynd 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 \$335,000

&amp;

\$368,500

**Median sale price**

Median price \$624,000

House

Unit

X

Suburb

North Melbourne

Period - From 01/10/2018

to

31/12/2018

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	702/25-33 Wills St MELBOURNE 3000	\$373,000	09/10/2018
2	408A/640 Swanston St CARLTON 3053	\$370,000	21/09/2018
3	23.07/639 Lonsdale St MELBOURNE 3000	\$367,000	31/08/2018

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.



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$335,000 - \$368,500  
**Median Unit Price**  
December quarter 2018: \$624,000

## Comparable Properties



**702/25-33 Wills St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$373,000  
**Method:** Private Sale  
**Date:** 09/10/2018  
**Rooms:** 2  
**Property Type:** Apartment



**408A/640 Swanston St CARLTON 3053 (REI)**

Agent Comments



**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 21/09/2018  
**Rooms:** 2  
**Property Type:** Apartment



**23.07/639 Lonsdale St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$367,000  
**Method:** Private Sale  
**Date:** 31/08/2018  
**Rooms:** 2  
**Property Type:** House