

## 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

402/11 Stawell 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) (\*Delete single price or range as applicable)

Single Price

\$449,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jun 2019

to

31 May 2020

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

208/720 Queensberry Street North Melbourne VIC 3051	\$447,000	17-Jan-20
202/130-140 Errol Street North Melbourne VIC 3051	\$484,000	21-Jan-20
5 Courtney Street North Melbourne VIC 3051	\$413,000	17-Feb-20

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: 03 June 2020



**208/720 Queensberry Street North** Sold Price **\$447,000** Sold Date **17-Jan-20**  
**Melbourne VIC 3051**

 1  1  1

Distance **0.19km**



**202/130-140 Errol Street North** Sold Price **\$484,000** Sold Date **21-Jan-20**  
**Melbourne VIC 3051**

 1  1  1

Distance **0.68km**



**5 Courtney Street North Melbourne** Sold Price **\$413,000** Sold Date **17-Feb-20**  
**VIC 3051**

 1  1  1

Distance **1.06km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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