

## 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

204/85 Leveson 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)

Single price \$700,000

**Median sale price**

Median price \$542,000

House

Unit

X

Suburb

North Melbourne

Period - From 01/07/2017

to

30/09/2017

Source REIV

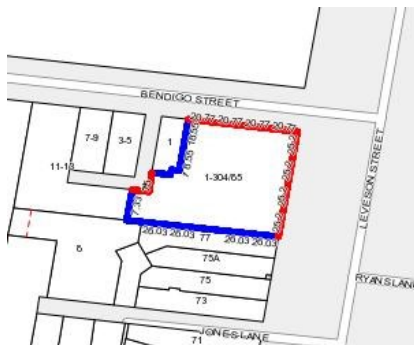
**Comparable property sales (\*Delete A or B below as applicable)**

- 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 | 1/20 Bedford St NORTH MELBOURNE 3051      | \$685,000 | 11/06/2017   |
| 2 | 18/375 Abbotsford St NORTH MELBOURNE 3051 | \$681,000 | 29/07/2017   |
| 3 | 2/85 Leveson St NORTH MELBOURNE 3051      | \$680,000 | 17/11/2017   |

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.



2   
 2   
 1

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

**Indicative Selling Price**

\$700,000

**Median Unit Price**

September quarter 2017: \$542,000

## Comparable Properties



**1/20 Bedford St NORTH MELBOURNE 3051 (REI)**

**Agent Comments**

2   
 2   
 1

**Price:** \$685,000

**Method:** Sold Before Auction

**Date:** 11/06/2017

**Rooms:** -

**Property Type:** Apartment



**18/375 Abbotsford St NORTH MELBOURNE 3051 (REI)**

**Agent Comments**

3   
 1   
 1

**Price:** \$681,000

**Method:** Auction Sale

**Date:** 29/07/2017

**Rooms:** -

**Property Type:** Apartment



**2/85 Leveson St NORTH MELBOURNE 3051 (REI)**

**Agent Comments**

2   
 2   
 1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 17/11/2017

**Rooms:** -

**Property Type:** Apartment