

#### 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	70 Provost Street, North Melbourne Vic 3051
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$800,000	&	\$850,000

#### Median sale price

Median price	\$543,500	Hou	se	Unit	х		Suburb	North Melbourne
Period - From	01/01/2017	to	31/12/2017		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 27 Stawell St NORTH MELBOURNE 3051 \$850,000 12/12/2017 2 186 Errol St NORTH MELBOURNE 3051 \$813,000 04/10/2017

#### OR

3

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.

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

22/1 Villiers St NORTH MELBOURNE 3051





\$800,000

19/10/2017

Generated: 19/02/2018 16:49











Rooms: **Property Type: Agent Comments** 

**Indicative Selling Price** \$800,000 - \$850,000 **Median Unit Price** Year ending December 2017: \$543,500

### Comparable Properties



27 Stawell St NORTH MELBOURNE 3051 (REI) Agent Comments

Agent Comments

Agent Comments

Price: \$850,000 Method: Private Sale Date: 12/12/2017

Rooms: -

Property Type: Townhouse (Single)



186 Errol St NORTH MELBOURNE 3051 (REI)



Price: \$813,000 Method: Private Sale Date: 04/10/2017

Rooms: 3

Property Type: Townhouse (Single)



22/1 Villiers St NORTH MELBOURNE 3051

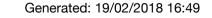
(REI)

**--** 2

Price: \$800,000 Method: Private Sale Date: 19/10/2017

Rooms: 5

Property Type: Apartment







Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884