

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

72 LITTLE LOTHIAN STREET NORTH NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$828,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

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

20 SCOTIA STREET NORTH MELBOURNE VIC 3051	\$1,040,000	29-Apr-23
3/220 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$780,000	02-Sep-23
17A SUTTON STREET NORTH MELBOURNE VIC 3051	\$901,500	05-Aug-23

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.~~

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20 SCOTIA STREET NORTH MELBOURNE VIC 3051

2 2 1

Sold Price **\$1,040,000** Sold Date **29-Apr-23**

Distance **0.3km**

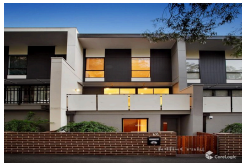


3/220 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051

2 2 1

Sold Price ^{RS} **\$780,000** Sold Date **02-Sep-23**

Distance **0.14km**



17A SUTTON STREET NORTH MELBOURNE VIC 3051

2 2 1

Sold Price **\$901,500** Sold Date **05-Aug-23**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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