

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

210/68-82 LEVESON STREET 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

or range
between

\$650,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Nov 2021

to

31 Oct 2022

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

305/380 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$688,000	14-Sep-22
1/1A CANNING STREET NORTH MELBOURNE VIC 3051	\$675,000	16-Jul-22

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: 29 November 2022



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**305/380 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price **\$688,000** Sold Date **14-Sep-22**

Distance **0.31km**



**1/1A CANNING STREET NORTH
MELBOURNE VIC 3051**

2 2 1

Sold Price **\$675,000** Sold Date **16-Jul-22**

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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