

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 605/9 High Street, North Melbourne VIC 3000

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$160,000

**Median sale price**

Median price \$585,000 Property type Unit Suburb North Melbourne

Period - From 01/01/2024 to 31/03/2024 Source REIV

**Comparable property sales**

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
419/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$162,500	25 Mar 2024
219/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$170,000	28 Feb 2024
123/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$162,000	19 Feb 2024

This Statement of Information was prepared on: 29 April 2024