

## 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

404/68-82 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,080,000

&

\$1,160,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,297,500

Property type

Other

Suburb

North Melbourne

Period-from

01 May 2019

to

30 Apr 2020

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

3/22 Raglan Street North Melbourne VIC 3051	\$1,298,000	14-Mar-20
5 Walsh Street West Melbourne VIC 3003	\$1,340,000	07-May-20
7/222 Dryburgh Street North Melbourne VIC 3051	\$1,075,000	15-Mar-20

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: 27 May 2020



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**3/22 Raglan Street North  
Melbourne VIC 3051**

3 2 2

Sold Price **\$1,298,000** Sold Date **14-Mar-20**

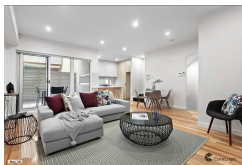
Distance **0.25km**



**5 Walsh Street West Melbourne VIC 3003** Sold Price <sup>RS</sup> **\$1,340,000** <sup>UN</sup> Sold Date **07-May-20**

3 2 2

Distance **0.65km**



**7/222 Dryburgh Street North  
Melbourne VIC 3051**

3 2 2

Sold Price **\$1,075,000** Sold Date **15-Mar-20**

Distance **0.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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