

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

7/704 Victoria Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$577,500

House

Unit

X

Suburb

North Melbourne

Period - From 01/04/2018

to

31/03/2019

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	9/19 Wood St NORTH MELBOURNE 3051	\$500,000	02/03/2019
2	8/70 Oshanassy St NORTH MELBOURNE 3051	\$491,000	20/05/2019
3	408/33 Blackwood St NORTH MELBOURNE 3051	\$488,000	21/03/2019

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 six months.

7/704 Victoria Street, North Melbourne Vic 3051



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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
Year ending March 2019: \$577,500

Comparable Properties



9/19 Wood St NORTH MELBOURNE 3051 (REI) Agent Comments

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Price: \$500,000
Method: Auction Sale
Date: 02/03/2019
Rooms: -
Property Type: Apartment



8/70 Oshanassy St NORTH MELBOURNE 3051 (REI) Agent Comments

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Price: \$491,000
Method: Private Sale
Date: 20/05/2019
Rooms: -
Property Type: Apartment



408/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG) Agent Comments

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Price: \$488,000
Method: Private Sale
Date: 21/03/2019
Rooms: -
Property Type: Apartment