

## 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

414/9 High 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

\$150,000

&

\$160,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Nov 2019

to

31 Oct 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

130/55 Villiers Street North Melbourne VIC 3051	\$165,000	12-May-20
230/55 Villiers Street North Melbourne VIC 3051	\$156,000	29-Jun-20
701/55 Villiers Street North Melbourne VIC 3051	\$170,000	07-Jul-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.



**130/55 Villiers Street North  
Melbourne VIC 3051**

1 1 -

Sold Price **\$165,000** Sold Date **12-May-20**

Distance **0.08km**

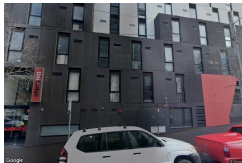


**230/55 Villiers Street North  
Melbourne VIC 3051**

1 1 -

Sold Price **\$156,000** Sold Date **29-Jun-20**

Distance **0.08km**



**701/55 Villiers Street North  
Melbourne VIC 3051**

1 1 -

Sold Price **\$170,000** Sold Date **07-Jul-20**

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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