

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

214/68-82 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

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

| | | |
|--|-----------|-----------|
| 204/25 Byron Street North Melbourne VIC 3051 | \$440,000 | 02-Dec-20 |
| 22/101 Leveson Street North Melbourne VIC 3051 | \$490,000 | 26-Feb-21 |
| 201/33 Wreckyn Street North Melbourne VIC 3051 | \$475,000 | 27-Jan-21 |

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.~~

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**204/25 Byron Street North
Melbourne VIC 3051**

1 1 1

Sold Price **\$440,000** Sold Date **02-Dec-20**

Distance **0.07km**



**22/101 Leveson Street North
Melbourne VIC 3051**

1 1 1

Sold Price **\$490,000** Sold Date **26-Feb-21**

Distance **0.12km**



**201/33 Wreckyn Street North
Melbourne VIC 3051**

1 1 1

Sold Price **\$475,000** Sold Date **27-Jan-21**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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