

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

28/61A Haines Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$537,500 Property Type Unit Suburb North Melbourne

Period - From 01/10/2018 to 30/09/2019 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	11/37 Haines St NORTH MELBOURNE 3051	\$529,000	09/10/2019
2	20/19 Wood St NORTH MELBOURNE 3051	\$525,000	22/06/2019
3	8/42-44 Shiel St NORTH MELBOURNE 3051	\$465,000	15/08/2019

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.~~

This Statement of Information was prepared on:

22/10/2019 15:21



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Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$480,000 - \$528,000

Median Unit Price

Year ending September 2019: \$537,500

Comparable Properties



11/37 Haines St NORTH MELBOURNE 3051 (REI)

Agent Comments

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Price: \$529,000
Method: Private Sale
Date: 09/10/2019
Property Type: Apartment



20/19 Wood St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

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Price: \$525,000
Method: Auction Sale
Date: 22/06/2019
Property Type: Apartment



8/42-44 Shiel St NORTH MELBOURNE 3051 (REI)

Agent Comments

 2  1  1

Price: \$465,000
Method: Sold Before Auction
Date: 15/08/2019
Property Type: Apartment