## 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 | cons | sumer.vic.go | ov.au/ | underquot | ting |        |                 |
|-----------------|-------------------|------|--------------|--------|-----------|------|--------|-----------------|
| Range betweer   | \$480,000         |      | &            |        | \$528,000 |      |        |                 |
| Median sale p   | rice              |      |              |        |           |      |        |                 |
| Median price    | \$537,500         | Pro  | operty Type  | Unit   |           |      | Suburb | North Melbourne |
| Period - From   | 01/10/2018        | to   | 30/09/2019   |        | So        | urce | 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.

| Ado | dress 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



W.B. Simpson & Son SINCE 1872





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**



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

Property Type: Apartment

(REI)



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

11/37 Haines St NORTH MELBOURNE 3051



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



 8/42-44 Shiel St NORTH MELBOURNE 3051
 Agent Comments

 (REI)
 2
 1

 2
 1
 1

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

Account - W B Simpson & Son | P: 03 9328 1213 | F: 03 9329 9030

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments