

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

202/68-82 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2021

to

28 Feb 2022

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

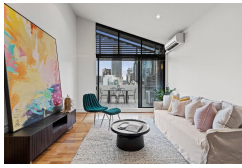
Date of sale

502/350 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$805,000	26-Feb-22
15/335 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$800,000	25-Feb-22
1302/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$661,000	01-Feb-22

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.~~

This Statement of Information was prepared on: 17 March 2022


**502/350 VICTORIA STREET
NORTH MELBOURNE VIC 3051**

 2
  2
  2

Sold Price ^{RS} **\$805,000** ^{UN} Sold Date **26-Feb-22**

Distance **0.4km**


**15/335 ABBOTSFORD STREET
NORTH MELBOURNE VIC 3051**

 2
  2
  1

Sold Price ^{RS} **\$800,000** Sold Date **25-Feb-22**

Distance **0.67km**


**1302/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

 2
  2
  1

Sold Price **\$661,000** Sold Date **01-Feb-22**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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