

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	103/704 Victoria Street, North Melbourne Vic 3051
Including suburb and	
postcode	

Indicative selling price

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

Trailige between \(\psi \) \(Range between	\$420,000	&	\$440,000
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Median sale price

Median price	\$538,000	Hou	ıse	Unit	Х		Suburb	North Melbourne
Period - From	01/10/2017	to	31/12/2017		Sourc	eREIV		

Comparable property sales (*Delete A or B below as applicable)

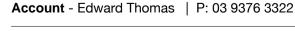
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale

1	2/17a Cobden St NORTH MELBOURNE 3051	\$450,000	14/10/2017
2	1204/200 Spencer St MELBOURNE 3000	\$415,000	12/09/2017
3	111/465 Macaulay Rd KENSINGTON 3031	\$405,000	26/10/2017

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.











Rooms: 2

Property Type: apartment Land Size: N/A sqm approx

Agent Comments

Boutique apartment complex

Indicative Selling Price \$420,000 - \$440,000 **Median Unit Price** December quarter 2017: \$538,000

Comparable Properties

2/17a Cobden St NORTH MELBOURNE 3051

(REI)

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Price: \$450,000 Method: Auction Sale Date: 14/10/2017

Rooms: -

Property Type: Apartment

Agent Comments







Price: \$415,000 Method: Private Sale Date: 12/09/2017

Rooms: 2

Property Type: Apartment

1204/200 Spencer St MELBOURNE 3000 (REI) **Agent Comments**



111/465 Macaulay Rd KENSINGTON 3031 (REI) Agent Comments

Price: \$405,000 Method: Sold Before Auction

Date: 26/10/2017

Rooms: 3

Property Type: Apartment

Account - Edward Thomas | P: 03 9376 3322 Generated: 24/01/2018 12:01



