

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

103/704 Victoria Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$420,000

&

\$440,000

Median sale price

Median price \$538,000

House

Unit

X

Suburb

North Melbourne

Period - From 01/10/2017

to

31/12/2017

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	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.



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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)

Agent Comments

1 1 -

Price: \$450,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: Apartment



1204/200 Spencer St MELBOURNE 3000 (REI)

Agent Comments

1 1 1

Price: \$415,000
Method: Private Sale
Date: 12/09/2017
Rooms: 2
Property Type: Apartment



111/465 Macaulay Rd KENSINGTON 3031 (REI)

Agent Comments

1 1 1

Price: \$405,000
Method: Sold Before Auction
Date: 26/10/2017
Rooms: 3
Property Type: Apartment