

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 43 Provost St, North Melbourne VIC 3051

Indicative selling price

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

Single price \$* 1,300,000

or range between

&

Median sale price

Median price \$ 1,217,500

Property type House

Suburb North Melbourne

Period - From 1 Oct 2020

to

31 Dec
2020

Source REIV

Comparable property sales

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
10 Lambeth St KENSINGTON 3031 VIC	\$1,050,000	02/03/2021
8/20 Mark St NORTH MELBOURNE 3051 VIC	\$980,000	13/02/2021
36 Hardiman St KENSINGTON 3031 VIC	\$1,201,000	03/02/2021

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: 12 MAR 2021