

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

101/108 HAINES 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

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

908/108 HAINES STREET NORTH MELBOURNE VIC 3051	\$390,000	04-Dec-24
116/108 HAINES STREET NORTH MELBOURNE VIC 3051	\$440,000	31-Oct-24
808/108 HAINES STREET NORTH MELBOURNE VIC 3051	\$371,000	18-Nov-23

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: 26 March 2025

Team 477

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**908/108 HAINES STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price

\$390,000

Sold Date **04-Dec-24**

Distance

0km



**116/108 HAINES STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price

\$440,000

Sold Date **31-Oct-24**

Distance

0km



**808/108 HAINES STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price

\$371,000

Sold Date **18-Nov-23**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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