

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

7 Curzon Place, North Melbourne Vic 3051

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

Median sale price

Median price \$577,500

House

Unit

X

Suburb

North Melbourne

Period - From 01/04/2018

to

30/06/2018

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	654 Queensberry St NORTH MELBOURNE 3051	\$895,000	15/09/2018
2	15 Curzon PI NORTH MELBOURNE 3051	\$885,000	16/06/2018
3	5/231 Roden St WEST MELBOURNE 3003	\$845,000	06/07/2018

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:
Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
June quarter 2018: \$577,500

Comparable Properties



654 Queensberry St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$895,000
Method: Auction Sale
Date: 15/09/2018
Rooms: -
Property Type: Townhouse (Res)

15 Curzon PI NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$885,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: House (Res)



5/231 Roden St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$845,000
Method: Private Sale
Date: 06/07/2018
Rooms: -
Property Type: Townhouse (Single)