

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

3/25 Byron Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$591,000 Property Type Unit Suburb North Melbourne

Period - From 01/01/2020 to 31/12/2020 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	204/25 Byron St NORTH MELBOURNE 3051	\$440,000	02/12/2020
2			
3			

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: 22/01/2021 11:44

3/25 Byron Street, North Melbourne Vic 3051



James Burne

9520 9020

0434 288 066

jburne@biggin Scott.com.au

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

Year ending December 2020: \$591,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties

204/25 Byron St NORTH MELBOURNE 3051 (VG)

Agent Comments

1 - -

Price: \$440,000

Method: Sale

Date: 02/12/2020

Property Type: Flat/Unit/Apartment (Res)

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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.