

## 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

604/111 Canning Street North Melbourne VIC 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

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

405/111 Canning Street North Melbourne VIC 3051	\$650,000	08-Jul-21
18/76 Haines Street North Melbourne VIC 3051	\$675,000	31-Jul-21
137 Arden Street North Melbourne VIC 3051	\$665,000	23-Oct-21

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: 29 November 2021

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**405/111 Canning Street North  
Melbourne VIC 3051**

 2  2  1

Sold Price

<sup>RS</sup> **\$650,000** Sold Date **08-Jul-21**

Distance -



**18/76 Haines Street North  
Melbourne VIC 3051**

 2  1  1

Sold Price

<sup>RS</sup> **\$675,000** Sold Date **31-Jul-21**

Distance **0.44km**



**137 Arden Street North Melbourne  
VIC 3051**

 2  1  1

Sold Price

<sup>RS</sup> **\$665,000** Sold Date **23-Oct-21**

Distance **0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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