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	

Indicative selling price

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

Range between	\$500,000	&	\$550,000

Median sale price

Median price	\$550,000	Hou	se	Unit	х		Suburb	North Melbourne
Period - From	01/07/2016	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	19/49 Haines St NORTH MELBOURNE 3051	\$545,000	25/08/2017
2	2/55 Haines St NORTH MELBOURNE 3051	\$542,000	09/09/2017
3	23/80 Oshanassy St NORTH MELBOURNE 3051	\$530,000	17/08/2017

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.









Property Type: Flat Land Size: 76 sqm approx

Agent Comments

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** Year ending June 2017: \$550,000

Comparable Properties



19/49 Haines St NORTH MELBOURNE 3051

(REI)

└─ 2

Price: \$545,000 Method: Private Sale Date: 25/08/2017 Rooms: 4

Property Type: Apartment

Agent Comments



2/55 Haines St NORTH MELBOURNE 3051

(REI)

└─ 2



Price: \$542.000

Method: Sold Before Auction

Date: 09/09/2017 Rooms: -

Property Type: Apartment

Agent Comments



23/80 Oshanassy St NORTH MELBOURNE

3051 (REI)

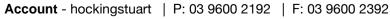
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Price: \$530,000 Method: Private Sale Date: 17/08/2017

Rooms: -

Property Type: Apartment

Agent Comments



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