

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

19/76 Haines Street, North Melbourne Vic 3051

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

House

Unit

X

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.

Address 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.~~

19/76 Haines Street, North Melbourne Vic 3051



 2  1  1

Rooms:
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)

Agent Comments

 2  1  1

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



2/55 Haines St NORTH MELBOURNE 3051 (REI)

Agent Comments

 2  1  1

Price: \$542,000
Method: Sold Before Auction
Date: 09/09/2017
Rooms: -
Property Type: Apartment



23/80 Oshanassy St NORTH MELBOURNE 3051 (REI)

Agent Comments

 2  1  -

Price: \$530,000
Method: Private Sale
Date: 17/08/2017
Rooms: -
Property Type: Apartment