

# RT Edgar

## STATEMENT OF INFORMATION

27 February 2019

### Property offered for sale

302/85 Leveson Street, North Melbourne 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
between \$800,000 & \$850,000

### Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$624,000	House	Unit	Suburb	North Melbourne
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Period - From	01/10/2018	to	31/12/2018	Source	REIV
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### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Albert Park estate agent and Gerald Betts consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 304/150 Peel Street, North Melbourne	\$852,000	23/02/2019
2 18/101 Leveson Street, North Melbourne	\$792,000	27/10/2018
3 9/91-101 Leveson Street, North Melbourne	\$786,000	01/09/2018