

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

101/22-28 Courtney Street North Melbourne VIC 3051

Indicative selling price

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

Single Price

or range
between

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Dec 2020

to

30 Nov 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

29/101 Leveson Street North Melbourne VIC 3051	\$868,000	17-Jul-21
102/392-398 Victoria Street North Melbourne VIC 3051	\$960,000	18-Jun-21
110-114 Errol Street North Melbourne VIC 3051	\$897,500	20-Nov-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.~~

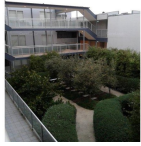
This Statement of Information was prepared on: 16 December 2021

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**29/101 Leveson Street North
Melbourne VIC 3051**

2 2 1

Sold Price

\$868,000

Sold Date

17-Jul-21

Distance

0.36km



**102/392-398 Victoria Street North
Melbourne VIC 3051**

2 2 1

Sold Price

\$960,000

Sold Date

18-Jun-21

Distance

0.39km



**110-114 Errol Street North
Melbourne VIC 3051**

2 1 1

Sold Price

^{RS} **\$897,500** ^{UN}

Sold Date

20-Nov-21

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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