

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

411/55 VILLIERS 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

\$170,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,999

Property type

Unit

Suburb

North Melbourne

Period-from

01 Sep 2021

to

31 Aug 2022

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

415/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$170,000	18-Aug-22
30/121 BOUVERIE STREET CARLTON VIC 3053	\$170,000	01-Aug-22
215/528 SWANSTON STREET CARLTON VIC 3053	\$170,000	01-Jun-22

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: 26 September 2022


**415/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**
 1  1  -

Sold Price

\$170,000

Sold Date **18-Aug-22**

Distance

0km

**30/121 BOUVERIE STREET
CARLTON VIC 3053**
 1  1  1

Sold Price

Sold Date **01-Aug-22**

Distance

0.9km

**215/528 SWANSTON STREET
CARLTON VIC 3053**
 1  1  -

Sold Price

Sold Date **01-Jun-22**

Distance

1.09km
RS = Recent sale

UN = Undisclosed Sale

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