Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

204/130 Errol Street, North Melbourne Vic 3051

Indicative selling price

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

Single price \$649,000

Median sale price

Median price \$580,000	Pr	operty Type Un	it		Suburb	North Melbourne
Period - From 01/07/2023	to	30/06/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	311/68 Leveson St NORTH MELBOURNE 3051	\$635,000	10/07/2024
2	302/30 Wreckyn St NORTH MELBOURNE 3051	\$600,000	02/07/2024
3	1/18 Tyrone St NORTH MELBOURNE 3051	\$655,000	24/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/08/2024 14:03

