

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 303/5 Courtney Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$615,000 Property Type Unit Suburb North Melbourne

Period - From 01/07/2024 to 30/09/2024 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	204/130 Errol St NORTH MELBOURNE 3051	\$649,000	21/09/2024
2	107/68 Leveson St NORTH MELBOURNE 3051	\$630,300	18/09/2024
3	2/9 Loughmore La NORTH MELBOURNE 3051	\$675,000	01/09/2024

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.~~

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Property Type: Apartment**Agent Comments**

Perfectly positioned on the top floor of the renowned Woods Baggot Designed Assembly development and located in a premium pocket of North Melbourne, moments from Melbourne's iconic Queen Victoria Market and CBD.

Indicative Selling Price

\$630,000 - \$670,000

Median Unit Price

September quarter 2024: \$615,000

Comparable Properties



204/130 Errol St NORTH MELBOURNE 3051 (REI)

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Price: \$649,000**Method:** Private Sale**Date:** 21/09/2024**Property Type:** Apartment**Agent Comments**

Similar Accommodation. Inferior internal area.



107/68 Leveson St NORTH MELBOURNE 3051 (REI)

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Price: \$630,300**Method:** Private Sale**Date:** 18/09/2024**Property Type:** Unit**Agent Comments**

Similar Accommodation. Inferior second bedroom size and natural light.



2/9 Loughmore La NORTH MELBOURNE 3051 (REI/VG)

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Price: \$675,000**Method:** Private Sale**Date:** 01/09/2024**Property Type:** Apartment**Agent Comments**

Similar Accommodation. Similar Condition.

Account - Lucas Mills Real Estate

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