

# 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 505/108 Haines Street, North Melbourne Vic 3051

### Indicative selling price

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

Range between \$300,000 & \$325,000

### Median sale price

Median price \$565,000 Property Type Unit Suburb North Melbourne

Period - From 01/01/2024 to 31/12/2024 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	206/270 King St MELBOURNE 3000	\$320,000	22/11/2024
2	202/1 Bouverie St CARLTON 3053	\$320,000	25/10/2024
3	101/108 Haines St NORTH MELBOURNE 3051	\$372,000	06/08/2024

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.~~

This Statement of Information was prepared on: 28/01/2025 15:25

505/108 Haines Street, North Melbourne Vic 3051



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**Property Type:** Unit  
**Land Size:** 48 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$300,000 - \$325,000  
**Median Unit Price**  
Year ending December 2024: \$565,000

## Comparable Properties



**206/270 King St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

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**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 22/11/2024  
**Property Type:** Apartment



**202/1 Bouverie St CARLTON 3053 (REI/VG)**

**Agent Comments**

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**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 25/10/2024  
**Property Type:** Apartment



**101/108 Haines St NORTH MELBOURNE 3051 (REI/VG)**

**Agent Comments**

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**Price:** \$372,000  
**Method:** Private Sale  
**Date:** 06/08/2024  
**Property Type:** Apartment



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