

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

C504/111 Canning 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 \$590,000 & \$630,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb North Melbourne

Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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	504/108 Haines St NORTH MELBOURNE 3051	\$630,000	27/09/2023
2	101/102 Rankins Rd KENSINGTON 3031	\$625,000	13/09/2023
3	205/188 Macaulay Rd NORTH MELBOURNE 3051	\$610,000	17/01/2024

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

09/02/2024 14:31



2    
 2    
 1 + Storage

**Indicative Selling Price**  
 \$590,000 - \$630,000  
**Median Unit Price**  
 December quarter 2023: \$610,000

**Property Type:** Apartment

**Agent Comments**

Internal size approx.: 75m<sup>2</sup> + 9 m<sup>2</sup> balcony  
 Body Corp fees approx.: \$1,400 per quarter  
 Council rate approx.: \$1,200 per year  
 Build around 2019  
 Potential rent approx. \$650/week

			1010/188 Macaulay Rd NORTH MELBOURNE 3051 VIC	\$700 pw	25/01/2024	Leased	Apartment	Belle Property South Melbourne	2	2	1
			610/188 Macaulay Rd NORTH MELBOURNE 3051 VIC	\$700 pw	03/02/2024	Leased	Apartment	Ga Realty The Rocks	2	2	1
			211/111 Canning St NORTH MELBOURNE 3051 VIC	\$650 pw	24/01/2024	Leased	Apartment	Property Solutions Estate Agents	2	2	1

## Comparable Properties



**504/108 Haines St NORTH MELBOURNE 3051**     **Agent Comments**  
(REI/VG)

2    
 2    
 1

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 27/09/2023  
**Property Type:** Apartment



**101/102 Rankins Rd KENSINGTON 3031**     **Agent Comments**  
(REI/VG)

2    
 2    
 1

**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 13/09/2023  
**Property Type:** Apartment



**205/188 Macaulay Rd NORTH MELBOURNE 3051 (REI)**     **Agent Comments**

2    
 2    
 1

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 17/01/2024  
**Property Type:** Apartment