# 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	cons	sumer.vic.go	ov.au/	underquot	ing			
Range betweer	n \$590,000		&		\$630,000				
Median sale price									
Median price	\$610,000	Pro	operty Type	Unit			Suburb	North Melbourne	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress 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 + Storag e	1	Indicative Selli \$590,000 - \$ Median U			- \$630,0 Unit Pri
	Proper	<b>ty Type:</b> Apart		December quarter 2023: \$610,000				
	).	Comments						
	Body C Counci Buildt a	l size approx.:75m2 orp fees approx.:\$ l rate approx.:\$1,20 iround 2019 al rent approx. \$65	ŗ					
199 Eb. 568 📈	0/188 Macaulay Rd RTH MELBOURNE 3051	\$700 pw	25/01/2024 Le	eased Apartment	Belle Property South Melbourne	2	2	1
	188 Macaulay Rd NORTH BOURNE 3051 VIC 🗭	\$700 pw	03/02/2024 Le	eased Apartment	Ga Realty The Rocks	2	2	1
	111 Canning St NORTH BOURNE 3051 VIC 🗭	\$650 pw	24/01/2024 Le	eased Apartment	Property Solutions Estate Agents	2	2	1

**Comparable Properties** 



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



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

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



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



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



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

Account - The One Real Estate (AU) | P: 03 7007 5707



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