

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

100 Molesworth Street, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$1,100,000

&

\$1,170,000

Median sale price

Median price

\$1,330,000

Property Type

House

Suburb

North Melbourne

Period - From

01/10/2023

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	1/21 Plane Tree Way NORTH MELBOURNE 3051	\$1,175,000	09/11/2024
2	1/123 Stanley St WEST MELBOURNE 3003	\$1,125,000	10/10/2024
3	1/28 Erskine St NORTH MELBOURNE 3051	\$1,283,000	13/06/2024

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:

26/11/2024 12:18

Lucas Mills

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Indicative Selling Price

\$1,100,000 - \$1,170,000

Median House Price

Year ending September 2024: \$1,330,000



3 2 1

Property Type: Strata Unit/Flat

Agent Comments

Instantly recognisable by its distinctive brick façade and iconic corner position this is an outstanding opportunity to secure a genuine 3 Bedroom property in the heart of North Melbourne.

Comparable Properties



1/21 Plane Tree Way NORTH MELBOURNE 3051 (REI)

3 1 2

Price: \$1,175,000

Method: Auction Sale

Date: 09/11/2024

Property Type: Townhouse (Res)

Agent Comments

Similar condition, slightly larger land. Doesn't have a second bathroom.

1/123 Stanley St WEST MELBOURNE 3003 (REI)

3 2 2

Price: \$1,125,000

Method: Sold Before Auction

Date: 10/10/2024

Property Type: Townhouse (Res)

Agent Comments

Superior Condition. Inferior Location.



1/28 Erskine St NORTH MELBOURNE 3051 (REI/VG)

3 2 1

Price: \$1,283,000

Method: Auction Sale

Date: 13/06/2024

Property Type: Townhouse (Res)

Agent Comments

Similar Condition. Similar Accommodation.

Account - Lucas Mills Real Estate



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