

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

102 Melrose Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,300,000 Property Type House Suburb North Melbourne

Period - From 01/07/2021 to 30/09/2021 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	20 Curran St NORTH MELBOURNE 3051	\$991,000	27/11/2021
2	122 Melrose St NORTH MELBOURNE 3051	\$957,000	20/10/2021
3	18 Alfred St NORTH MELBOURNE 3051	\$875,000	09/10/2021

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:

01/12/2021 13:07

102 Melrose Street, North Melbourne Vic 3051



2 1

Rooms: 4
Property Type: House (Res)
Land Size: 102 sqm approx
Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

September quarter 2021: \$1,300,000

Comparable Properties



20 Curran St NORTH MELBOURNE 3051 (REI) **Agent Comments**

2 1 -

Price: \$991,000
Method: Auction Sale
Date: 27/11/2021
Property Type: House (Res)



122 Melrose St NORTH MELBOURNE 3051 (REI/VG) **Agent Comments**

2 1 -

Price: \$957,000
Method: Private Sale
Date: 20/10/2021
Property Type: House
Land Size: 115 sqm approx



18 Alfred St NORTH MELBOURNE 3051 (REI) **Agent Comments**

2 1 -

Price: \$875,000
Method: Auction Sale
Date: 09/10/2021
Property Type: House (Res)
Land Size: 130 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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