EDWARD THOMAS

ESTATE AGENTS

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	7 Bickford Lane, North Melbourne Vic 3051
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$750,000	&	\$790,000
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Median sale price

Median price	\$1,277,625	Hou	ıse X	Unit		Suburt	North Melbourne
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

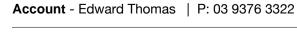
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	7 Curzon PI NORTH MELBOURNE 3051	\$830,000	07/02/2019
2	7/680 Victoria St NORTH MELBOURNE 3051	\$825,000	30/04/2019
3	112 Shields St FLEMINGTON 3031	\$765,000	06/04/2019

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.











Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$750,000 - \$790,000 **Median House Price** March quarter 2019: \$1,277,625

Comparable Properties



7 Curzon PI NORTH MELBOURNE 3051 (REI)





Price: \$830,000 Method: Private Sale Date: 07/02/2019

Rooms: -

Property Type: Townhouse (Single)

Agent Comments



7/680 Victoria St NORTH MELBOURNE 3051

(REI)





Price: \$825,000

Method: Sold Before Auction

Date: 30/04/2019

Rooms: -

Property Type: Townhouse (Single)

Agent Comments



112 Shields St FLEMINGTON 3031 (REI)





Price: \$765,000

Method: Auction Sale Date: 06/04/2019

Property Type: House (Res) Land Size: 140 sqm approx

Agent Comments

Account - Edward Thomas | P: 03 9376 3322

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