

#### 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	102/704 Victoria Street, North Melbourne Vic 3051
Including suburb and	, and the second
postcode	

#### Indicative selling price

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

Single price \$389,000

#### Median sale price

Median price	\$542,000	Hou	Ise	Unit	Х	;	Suburb	North Melbourne
Period - From	01/07/2017	to	30/09/2017		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 5/368 Dryburgh St NORTH MELBOURNE 3051 \$375,000 25/11/2017 2 G10/145 roden St WEST MELBOURNE 3003 \$375,000 26/06/2017

#### .

2/50 Rosslyn St WEST MELBOURNE 3003

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.

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884



3

OR



\$365,000

17/11/2017

Generated: 02/12/2017 11:49



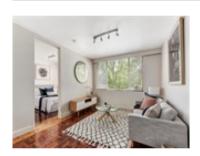




**Agent Comments** 

Indicative Selling Price \$389,000 Median Unit Price September quarter 2017: \$542,000

### Comparable Properties



5/368 Dryburgh St NORTH MELBOURNE 3051

(REI)

**-**

**—** 1

**4** 

Price: \$375,000 Method: Auction Sale Date: 25/11/2017

Rooms: -

Property Type: Apartment

G10/145 roden St WEST MELBOURNE 3003

(REI)

•=





Price: \$375.000

Method: Sold Before Auction

Date: 26/06/2017

Rooms: -

**Property Type:** Apartment



2/50 Rosslyn St WEST MELBOURNE 3003

(REI)

·**—**í

\_

**Price:** \$365,000 **Method:** Private Sale **Date:** 17/11/2017

Rooms: -

Property Type: Apartment

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

**Agent Comments** 

**Agent Comments** 

Agent Comments

Generated: 02/12/2017 11:49