

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 19/61 Haines Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$543,500 House Unit X Suburb North Melbourne

Period - From 01/01/2017 to 31/12/2017 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	19/49 Haines St NORTH MELBOURNE 3051	\$545,000	25/08/2017
2	1/49 Haines St NORTH MELBOURNE 3051	\$485,000	18/11/2017
3	31/61a Haines St NORTH MELBOURNE 3051	\$470,000	16/09/2017

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.



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Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending December 2017: \$543,500

Comparable Properties



19/49 Haines St NORTH MELBOURNE 3051 (REI)

Agent Comments

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Price: \$545,000
Method: Private Sale
Date: 25/08/2017
Rooms: 4
Property Type: Apartment



1/49 Haines St NORTH MELBOURNE 3051 (REI)

Agent Comments

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Price: \$485,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 3
Property Type: Apartment



31/61a Haines St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$470,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 3
Property Type: Apartment