

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 51 Little Curran Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$930,000 & \$1,023,000

Median sale price

Median price \$1,406,000 House X Unit Suburb North Melbourne

Period - From 01/07/2017 to 30/06/2018 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	59 Stawell St NORTH MELBOURNE 3051	\$1,090,000	17/03/2018
2	40 Little Curran St NORTH MELBOURNE 3051	\$1,011,000	14/04/2018
3	25 Smyth Mews NORTH MELBOURNE 3051	\$950,000	08/07/2018

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.



3 2 1

Rooms:
Property Type: Townhouse
Land Size: 109 sqm approx
Agent Comments

Indicative Selling Price
\$930,000 - \$1,023,000
Median House Price
Year ending June 2018: \$1,406,000

Comparable Properties



59 Stawell St NORTH MELBOURNE 3051 (REI) **Agent Comments**

2 2 1

Price: \$1,090,000
Method: Private Sale
Date: 17/03/2018
Rooms: 3
Property Type: Townhouse (Res)



40 Little Curran St NORTH MELBOURNE 3051 (REI) **Agent Comments**

3 2 1

Price: \$1,011,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: Townhouse (Res)



25 Smyth Mews NORTH MELBOURNE 3051 (REI) **Agent Comments**

3 3 2

Price: \$950,000
Method: Private Sale
Date: 08/07/2018
Rooms: -
Property Type: Townhouse (Single)