

12/1 Villiers Street, North Melbourne Vic 3051



2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$580,000 - \$620,000
Median House Price
 December Quarter 2017: \$538,000

Comparable Properties



4/2a Baillie Street, North Melbourne 3051 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$630,000
Method: Auction Sale
Date: 18/11/2017
Property Type: Apartment
Agent Comments: Inferior size, similar age



108/25 Oxford Street, North Melbourne 3051 (REI/VG)
2 Bed 2 Bath 1 Car
Price: \$610,000
Method: Private Sale
Date: 28/11/2017
Property Type: Apartment
Agent Comments: Superior size, newer building



102/30 Wreckyn Street, North Melbourne 3051 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$582,000
Method: Auction Sale
Date: 23/09/2017
Property Type: Apartment
Agent Comments: Inferior size and building

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

12/1 Villiers Street, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$580,000

&

\$620,000

Median sale price

Median price

\$538,000

Unit

X

Suburb

North Melbourne

Period - From

01/10/2017

to

31/12/2017

Source

REIV

Comparable property sales

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
4/2a Baillie Street, NORTH MELBOURNE 3051	\$630,000	18/11/2017
108/25 Oxford Street, NORTH MELBOURNE 3051	\$610,000	28/11/2017
102/30 Wreckyn Street, NORTH MELBOURNE 3051	\$582,000	23/09/2017