

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

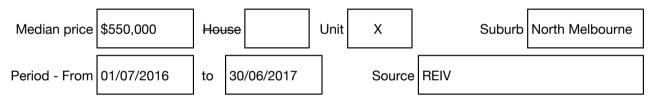
Address 2/85 Leveson Street, North Melbourne Vic 3051 Including suburb and postcode

Indicative selling price

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

 Range between
 \$650,000
 &
 \$700,000

Median sale price



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	107/21-27 Oconnell St NORTH MELBOURNE 3051	\$730,000	01/04/2017
2	111/25 Byron St NORTH MELBOURNE 3051	\$695,000	16/03/2017
3	1/20 Bedford St NORTH MELBOURNE 3051	\$685,000	11/06/2017

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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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.









Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$650,000 - \$700,000 Median Unit Price Year ending June 2017: \$550,000

Comparable Properties

107/21-27 Oconnell St NORTH MELBOURNE 3051 (REI) 2 1 1 1 1 Price: \$730,000 Method: Auction Sale Date: 01/04/2017 Rooms: - Property Type: Apartment	Agent Comments O'Connell in a warehouse conversion and a boutique block (similar to that of 2/85 Leveson – Street). O'Connell in a superior location.
111/25 Byron St NORTH MELBOURNE 3051 (REI/VG) 2 2 2 1 Price: \$695,000 Method: Private Sale Date: 16/03/2017 Rooms: - Property Type: Apartment	Agent Comments Both properties offering similar attributes in terms of bedrooms, bathrooms and parking. Byron Street is an overall larger apartment however Leveson Street apartment complex is a superior offering. Properties are on opposite sides of the street.
1/20 Bedford St NORTH MELBOURNE 3051 (REI) 2 2 2 1 Price: \$685,000 Method: Sold Before Auction Date: 11/06/2017 Rooms: - Property Type: Apartment	Agent Comments Bedford Street is a larger offering however Leveson Street is a more modern concept. Both offer 2 bedrooms, 2 bathrooms and 1 car space.

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