

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

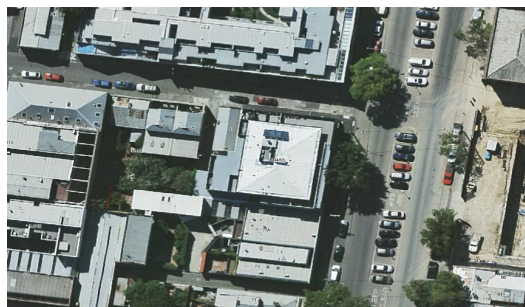
**Comparable property sales (\*Delete A or B below as applicable)**

**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.



2   
 2   
 1

**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

**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   
 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   
 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.