

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](http://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)