

## 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

102/704 Victoria 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)

Single price \$389,000

#### Median sale price

Median price \$542,000

House

Unit

X

Suburb

North Melbourne

Period - From 01/07/2017

to 30/09/2017

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	5/368 Dryburgh St NORTH MELBOURNE 3051	\$375,000	25/11/2017
2	G10/145 roden St WEST MELBOURNE 3003	\$375,000	26/06/2017
3	2/50 Rosslyn St WEST MELBOURNE 3003	\$365,000	17/11/2017

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.



**Rooms:**  
**Property Type:**  
 Flat/Unit/Apartment (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$389,000  
**Median Unit Price**  
 September quarter 2017: \$542,000

## Comparable Properties



**5/368 Dryburgh St NORTH MELBOURNE 3051** Agent Comments  
 (REI)



**Price:** \$375,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** -  
**Property Type:** Apartment



**G10/145 roden St WEST MELBOURNE 3003** Agent Comments  
 (REI)



**Price:** \$375,000  
**Method:** Sold Before Auction  
**Date:** 26/06/2017  
**Rooms:** -  
**Property Type:** Apartment



**2/50 Rosslyn St WEST MELBOURNE 3003** Agent Comments  
 (REI)



**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 17/11/2017  
**Rooms:** -  
**Property Type:** Apartment