

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 42 Curzon Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,472,500 House X Unit Suburb North Melbourne

Period - From 01/01/2017 to 31/12/2017 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	61-63 Arden St NORTH MELBOURNE 3051	\$1,295,000	26/08/2017
2	236 Roden St WEST MELBOURNE 3003	\$1,251,000	14/09/2017
3	64 Baillie St NORTH MELBOURNE 3051	\$1,220,000	19/08/2017

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: Townhouse (Res)
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 Year ending December 2017: \$1,472,500

Comparable Properties



61-63 Arden St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$1,295,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 6
Property Type: House (Res)
Land Size: 134 sqm approx



236 Roden St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$1,251,000
Method: Sold Before Auction
Date: 14/09/2017
Rooms: -
Property Type: Townhouse (Res)



64 Baillie St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$1,220,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: Townhouse (Res)