

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

G02/130 Errol Street, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$548,750

House

Unit

X

Suburb

North Melbourne

Period - From

01/10/2016

to

30/09/2017

Source

REIV

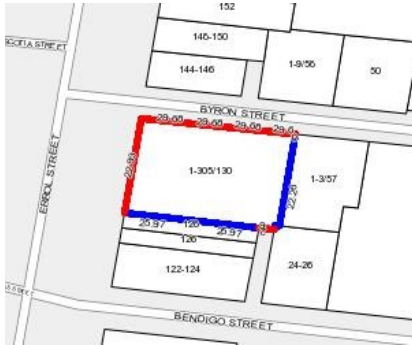
Comparable property sales (*Delete A or B below as applicable)

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	1203/318 Little Lonsdale St MELBOURNE 3000	\$670,000	08/08/2017
2	308/25 Oxford St NORTH MELBOURNE 3051	\$657,000	28/09/2017
3	2410/100 Harbour Esp DOCKLANDS 3008	\$630,000	27/10/2017

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:
 Agent Comments

Indicative Selling Price
 \$600,000 - \$650,000
Median Unit Price
 Year ending September 2017: \$548,750

Comparable Properties



1203/318 Little Lonsdale St MELBOURNE 3000 Agent Comments
 (REI)



Price: \$670,000
Method: Sold Before Auction
Date: 08/08/2017
Rooms: 5
Property Type: Apartment



308/25 Oxford St NORTH MELBOURNE 3051 Agent Comments
 (REI)



Price: \$657,000
Method: Sold Before Auction
Date: 28/09/2017
Rooms: 5
Property Type: Apartment



2410/100 Harbour Esp DOCKLANDS 3008 Agent Comments
 (REI)



Price: \$630,000
Method: Private Sale
Date: 27/10/2017
Rooms: 3
Property Type: Unit