

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

319/68 Leveson Street, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$650,000

&

\$710,000

Median sale price

Median price

\$548,750

House

Unit

X

Suburb

North Melbourne

Period - From

01/10/2016

to

30/09/2017

Source

REIV

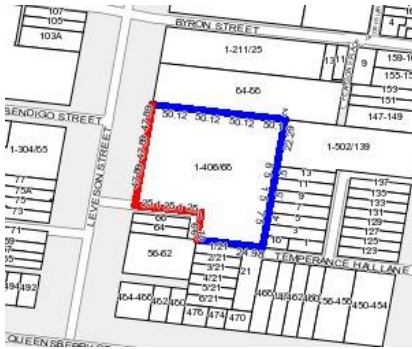
Comparable property sales (*Delete A or B below as applicable)

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	204/85 leveson St NORTH MELBOURNE 3051	\$694,000	01/12/2017
2	102A/640 Swanston St CARLTON 3053	\$680,000	21/10/2017
3	2/85 Leveson St NORTH MELBOURNE 3051	\$680,000	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:
 Agent Comments

Indicative Selling Price
 \$650,000 - \$710,000
Median Unit Price
 Year ending September 2017: \$548,750

Comparable Properties



204/85 Leveson St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$694,000
Method: Private Sale
Date: 01/12/2017
Rooms: -
Property Type: Unit



102A/640 Swanston St CARLTON 3053 (REI) Agent Comments



Price: \$680,000
Method: Auction Sale
Date: 21/10/2017
Rooms: 4
Property Type: Apartment



2/85 Leveson St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$680,000
Method: Private Sale
Date: 17/11/2017
Rooms: -
Property Type: Apartment