

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

101/392-398 VICTORIA STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

5/456-460 WILLIAM STREET WEST MELBOURNE VIC 3003	\$512,500	23-Sep-23
303/22-28 COURTNEY STREET NORTH MELBOURNE VIC 3051	\$510,000	28-Nov-23

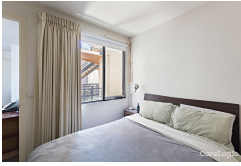
OR

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 6 months.

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5/456-460 WILLIAM STREET WEST Sold Price
MELBOURNE VIC 3003

\$512,500 Sold Date **23-Sep-23**

1 1 1

Distance **0.21km**



303/22-28 COURTNEY STREET Sold Price
NORTH MELBOURNE VIC 3051

Sold Price

\$510,000 Sold Date **28-Nov-23**

1 1 1

Distance **0.39km**

RS = Recent sale UN = Undisclosed Sale

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