

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

104/704 Victoria Street, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$430,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

North Melbourne

Period - From

01/10/2023

to

31/12/2023

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	401/111 Leicester St CARLTON 3053	\$450,000	31/01/2024
2	1003/393 Spencer St WEST MELBOURNE 3003	\$430,000	12/12/2023
3	808/518 Swanston St CARLTON 3053	\$400,000	06/02/2024

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.~~

This Statement of Information was prepared on:

27/02/2024 17:52



Property Type: Unit/Apartment

Agent Comments

Modern single level apartment within Hotel conversion development.

Comparable Properties



401/111 Leicester St CARLTON 3053 (REI/VG)

Agent Comments



Superior parking.

Price: \$450,000

Method: Private Sale

Date: 31/01/2024

Property Type: Apartment



1003/393 Spencer St WEST MELBOURNE 3003 (REI)

Agent Comments



Superior parking, inferior location

Price: \$430,000

Method: Private Sale

Date: 12/12/2023

Property Type: Apartment



808/518 Swanston St CARLTON 3053 (REI)

Agent Comments



Inferior floor area

Price: \$400,000

Method: Private Sale

Date: 06/02/2024

Property Type: Apartment