

# 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

168 Errol Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$950,000

### Median sale price

Median price \$1,210,000 Property Type House Suburb North Melbourne

Period - From 01/04/2023 to 30/06/2023 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	30 Curran St NORTH MELBOURNE 3051	\$1,035,000	17/06/2023
2	8 Collett St KENSINGTON 3031	\$990,000	05/08/2023
3	183 Errol St NORTH MELBOURNE 3051	\$945,000	15/07/2023

**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:

07/08/2023 16:50

168 Errol Street, North Melbourne Vic 3051



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**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 139 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$900,000 - \$950,000

**Median House Price**

June quarter 2023: \$1,210,000

## Comparable Properties



**30 Curran St NORTH MELBOURNE 3051 (REI)** **Agent Comments**

3 1 -

**Price:** \$1,035,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)



**8 Collett St KENSINGTON 3031 (REI)** **Agent Comments**

2 1 -

**Price:** \$990,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** House (Res)



**183 Errol St NORTH MELBOURNE 3051 (REI)** **Agent Comments**

2 1 -

**Price:** \$945,000

**Method:** Auction Sale

**Date:** 15/07/2023

**Property Type:** House (Res)

**Account - Belle Property Carlton & Melbourne** | P: 03 9347 1170 | F: 03 9347 1161



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