

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

17a Sutton Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$620,000 Property Type Unit Suburb North Melbourne

Period - From 01/04/2022 to 31/03/2023 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.

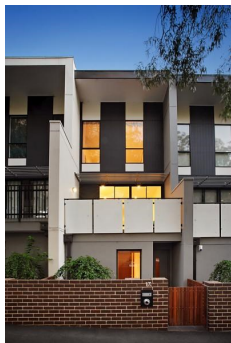
	Address of comparable property	Price	Date of sale
1	4 Birch La KENSINGTON 3031	\$870,000	13/05/2023
2	2/20 Westbourne Rd KENSINGTON 3031	\$770,000	11/05/2023
3	3 Scarborough PI KENSINGTON 3031	\$745,000	24/06/2023

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:

05/07/2023 11:02



Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Modern townhouse over 3 levels offering 2 bed + study, 2 bath & 1 car.

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

Year ending March 2023: \$620,000

Comparable Properties



4 Birch La KENSINGTON 3031 (REI)



Agent Comments

Older townhouse with 1 less bath.

Price: \$870,000

Method: Auction Sale

Date: 13/05/2023

Property Type: Townhouse (Res)

Land Size: 141 sqm approx



2/20 Westbourne Rd KENSINGTON 3031 (REI)



Agent Comments

Older townhouse with 1 less bath.

Price: \$770,000

Method: Private Sale

Date: 11/05/2023

Property Type: Townhouse (Single)



3 Scarborough PI KENSINGTON 3031 (REI)



Agent Comments

Similar age with 1 less bath & no study.

Price: \$745,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Townhouse (Res)