

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

219/55 VILLIERS 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

\$160,000

&

\$175,000

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

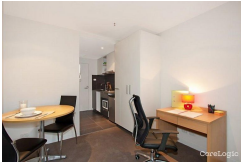
Date of sale

110/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$165,000	28-Nov-23
121/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$175,000	12-Oct-23
109/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$165,000	29-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.~~

This Statement of Information was prepared on: 21 February 2024



**110/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

 1  1  -

Sold Price

^{RS} **\$165,000** Sold Date **28-Nov-23**

Distance **0km**



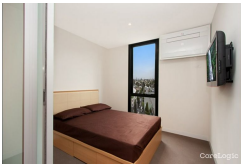
**121/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

 1  1  -

Sold Price

\$175,000 Sold Date **12-Oct-23**

Distance **0km**



**109/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

 1  1  -

Sold Price

\$165,000 Sold Date **29-Nov-23**

Distance **0.01km**

RS = Recent sale **UN** = Undisclosed Sale

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