

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

419/55 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

\$155,000

&

\$170,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

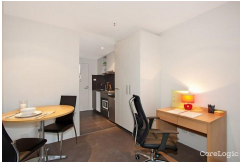
Date of sale

110/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$165,000	28-Nov-23
114/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$165,000	21-Aug-23
123/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$162,000	26-Feb-24

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: 14 March 2024

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

Sold Price

RS

\$165,000

Sold Date

28-Nov-23

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Distance

0km**114/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

Sold Price

\$165,000

Sold Date

21-Aug-23

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Distance

0km**123/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

Sold Price

RS

\$162,000

Sold Date

26-Feb-24

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Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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