Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/1 Plane Tree Way, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$1,100,000		&		\$1,150,0	00		
Median sale p	rice							
Median price	\$1,060,250	Pro	operty Type	Том	/nhouse		Suburb	North Melbourne
Period - From	25/10/2022	to	24/10/2023		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	62 Munster Tce NORTH MELBOURNE 3051	\$1,180,000	26/08/2023
2	66 Oconnell St MELBOURNE 3000	\$1,150,000	16/06/2023
3	7/1 Plane Tree Way NORTH MELBOURNE 3051	\$1,010,000	23/09/2023

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:

25/10/2023 13:10



hockingstuart





Rooms: 5 Property Type: townhouse Agent Comments Indicative Selling Price \$1,100,000 - \$1,150,000 Median Townhouse Price 25/10/2022 - 24/10/2023: \$1,060,250

Comparable Properties

62 Munster Tce NORTH MELBOURNE 3051 (REI/VG) I 3 I 2 I I	Agent Comments
Price: \$1,180,000 Method: Private Sale Date: 26/08/2023 Property Type: Townhouse (Single) Land Size: 99 sqm approx	
66 Oconnell St MELBOURNE 3000 (REI) 2 1 1 1 Price: \$1,150,000 Method: Private Sale Date: 16/06/2023 Property Type: House	Agent Comments
7/1 Plane Tree Way NORTH MELBOURNE 3051 (REI) 2 1 2 2 2 Price: \$1,010,000 Mathada Austian Sala	Agent Comments

Method: Auction Sale Date: 23/09/2023 Property Type: Townhouse (Res)

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