

# 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

5/1 Plane Tree Way, 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 \$1,100,000 & \$1,150,000

### Median sale price

Median price \$1,060,250 Property Type Townhouse Suburb North Melbourne

Period - From 25/10/2022 to 24/10/2023 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	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



3 2 2

**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** Agent Comments  
 (REI/VG)

3 2 1

**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)** Agent Comments

2 1 1

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 16/06/2023  
**Property Type:** House



**7/1 Plane Tree Way NORTH MELBOURNE 3051** Agent Comments  
 (REI)

2 1 2

**Price:** \$1,010,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** Townhouse (Res)

**Account** - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525