

# 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 8/45 Leveson Street, 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 \$825,000 & \$875,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb North Melbourne

Period - From 01/10/2023 to 31/12/2023 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	5/220 Roden St WEST MELBOURNE 3003	\$915,000	14/10/2023
2	32 Mark St NORTH MELBOURNE 3051	\$880,000	24/02/2024
3	22 Smyth Mews NORTH MELBOURNE 3051	\$867,500	02/12/2023

**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: 14/03/2024 16:59



 2  2  1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**5/220 Roden St WEST MELBOURNE 3003**  
(REI/VG)

Agent Comments

 2  2  1

**Price:** \$915,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** Townhouse (Res)



**32 Mark St NORTH MELBOURNE 3051 (REI)**

Agent Comments

 2  2  1

**Price:** \$880,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Unit



**22 Smyth Mews NORTH MELBOURNE 3051**  
(REI/VG)

Agent Comments

 2  2  1

**Price:** \$867,500

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Townhouse (Res)

**Land Size:** 76 sqm approx