Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	8/45 Leveson Street, North Melbourne Vic 3051
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$825,000	&	\$875,000
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Median sale price

Median price	\$610,000	Pro	perty Type U	nit		Suburb	North Melbourne
Period - From	01/10/2023	to	31/12/2023	Sc	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.

Address of comparable property

Add	dress 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 comparableproperties 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
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Indicative Selling Price \$825,000 - \$875,000 **Median Unit Price** December quarter 2023: \$610,000



Property Type: Townhouse

Agent Comments

Comparable Properties



5/220 Roden St WEST MELBOURNE 3003

(REI/VG) **-**2

Price: \$915,000 Method: Auction Sale Date: 14/10/2023

Property Type: Townhouse (Res)

Agent Comments



32 Mark St NORTH MELBOURNE 3051 (REI)

- 2

Price: \$880,000 Method: Auction Sale Date: 24/02/2024 Property Type: Unit

Agent Comments

Agent Comments



22 Smyth Mews NORTH MELBOURNE 3051

(REI/VG) **2**

Price: \$867,500 Method: Auction Sale Date: 02/12/2023

Property Type: Townhouse (Res) Land Size: 76 sqm approx





Account - Jellis Craig | P: 03 8415 6100

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