

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'Connell Street, North Melbourne VIC 3051

Indicative selling price

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

Single price \$210,000

Median sale price

Median price \$552,000

Property type Unit

Suburb North Melbourne

Period - From 01/01/2021

to

31/03/2021

Source REIV

Comparable property sales

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
712/488 Swanston Street, Carlton VIC 3053	\$205,100	23/03/2021
275/800 Swanston Street, Carlton VIC 3053	\$180,000	23/03/2021
1001/43 Therry Street, Melbourne VIC 3000	\$190,000	09/04/2021

This Statement of Information was prepared on: 15 May 2021