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	18/7 Curran Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $577,500 ~~House~~ Unit X Suburb North Melbourne

Period - From 01/04/2018 to 30/06/2018 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	7/97 Flemington Rd NORTH MELBOURNE 3051	$590,000	30/08/2018
2	110/64 Macaulay Rd NORTH MELBOURNE 3051	$530,000	21/06/2018
3	9/7 Curran St NORTH MELBOURNE 3051	$525,000	24/03/2018

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.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

18/7 Curran Street, North Melbourne Vic 3051



2 1 1

Rooms:
Property Type: Flat
Land Size: 1004.048 sqm approx

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
June quarter 2018: $577,500

Comparable Properties



7/97 Flemington Rd NORTH MELBOURNE 3051 (REI)

2 2 1

Price: $590,000
Method: Private Sale
Date: 30/08/2018
Rooms: 5
Property Type: Apartment

Agent Comments



110/64 Macaulay Rd NORTH MELBOURNE 3051 (REI)

2 1 1

Price: $530,000
Method: Sold Before Auction
Date: 21/06/2018
Rooms: -
Property Type: Apartment

Agent Comments



9/7 Curran St NORTH MELBOURNE 3051 (REI)

2 1 2

Price: $525,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 4
Property Type: Apartment

Agent Comments

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