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	13/352-362 Victoria Street North Melbourne VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$325,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$547,500	Property type	Unit	Suburb	North Melbourne
Period-from	01 Mar 2020	to	28 Feb 2021	Source	Corelogic

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 6 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
G7/5 Courtney Street North Melbourne VIC 3051	$435,000	27-Jun-20
302/16-22 Cobden Street North Melbourne VIC 3051	$438,800	06-Jul-20
734/23 Blackwood Street North Melbourne VIC 3051	$375,000	24-Apr-20

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 6 months.~~

This Statement of Information was prepared on: 25 March 2021

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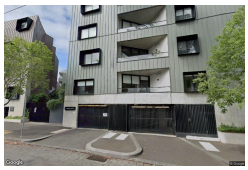

G7/5 Courtney Street North Melbourne VIC 3051

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Sold Price **$435,000** Sold Date **27-Jun-20**

Distance **0.24km**



302/16-22 Cobden Street North Melbourne VIC 3051

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Sold Price **$438,800** Sold Date **06-Jul-20**

Distance **0.29km**



734/23 Blackwood Street North Melbourne VIC 3051

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Sold Price **$375,000** Sold Date **24-Apr-20**

Distance **0.53km**

RS = Recent sale **UN** = Undisclosed Sale

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