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	223/68-82 Leveson 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~~		or range between	$440,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$530,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Jan 2021	to	31 Dec 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
36/101 Leveson Street North Melbourne VIC 3051	$477,000	28-May-21
4/17A Cobden Street North Melbourne VIC 3051	$493,000	26-Jun-21

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.

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36/101 Leveson Street North Melbourne VIC 3051

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Sold Price **$477,000** Sold Date **28-May-21**

Distance **0.12km**



4/17A Cobden Street North Melbourne VIC 3051

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Sold Price **$493,000** Sold Date **26-Jun-21**

Distance **0.52km**

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

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