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	301/93 Arden 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	$470,000	&	$510,000

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
107/275 Abbotsford Street North Melbourne VIC 3051	$509,999	02-Mar-21
62 Little Lothian Street North North Melbourne VIC 3051	$505,000	08-Dec-21
205/33 Wreckyn Street North Melbourne VIC 3051	$538,000	11-Oct-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.~~

This Statement of Information was prepared on: 24 January 2022

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107/275 Abbotsford Street North Melbourne VIC 3051

2 1 1

Sold Price **$509,999** Sold Date **02-Mar-21**

Distance **0.18km**



62 Little Lothian Street North North Melbourne VIC 3051

2 1 1

Sold Price RS **$505,000** UN Sold Date **08-Dec-21**

Distance **0.18km**



205/33 Wreckyn Street North Melbourne VIC 3051

2 1 1

Sold Price **$538,000** Sold Date **11-Oct-21**

Distance **0.59km**

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

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