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	156 Errol Street, North Melbourne Vic 3051

Indicative selling price

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

Single price $1,220,000

Median sale price

Median price $1,400,000 Property Type House Suburb North Melbourne

Period - From 01/04/2022 to 30/06/2022 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	68 Harcourt St NORTH MELBOURNE 3051	$1,275,000	09/04/2022
2	2 Gardiner St NORTH MELBOURNE 3051	$1,210,000	22/03/2022
3	30 Molesworth St NORTH MELBOURNE 3051	$1,200,000	18/06/2022

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.~~

This Statement of Information was prepared on: 19/09/2022 16:44

156 Errol Street, North Melbourne Vic 3051



2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,220,000
Median House Price
June quarter 2022: $1,400,000

Comparable Properties



68 Harcourt St NORTH MELBOURNE 3051 (REI)

3 1 -

Price: $1,275,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)

Agent Comments



2 Gardiner St NORTH MELBOURNE 3051 (REI)

2 1 1

Price: $1,210,000
Method: Private Sale
Date: 22/03/2022
Property Type: House

Agent Comments



30 Molesworth St NORTH MELBOURNE 3051 (REI)

3 1 -

Price: $1,200,000
Method: Sold Before Auction
Date: 18/06/2022
Property Type: House (Res)

Agent Comments

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

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