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	76 LOTHIAN 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	$770,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$565,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Nov 2021	to	31 Oct 2022	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
15/335 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	$800,000	28-Feb-22
2/19-21 PARK DRIVE PARKVILLE VIC 3052	$817,000	07-Sep-22
101/7 HOWARD STREET WEST MELBOURNE VIC 3003	$805,000	02-Jun-22

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: 21 November 2022

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15/335 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051

2 2 1

Sold Price **$800,000** Sold Date **28-Feb-22**

Distance **0.29km**

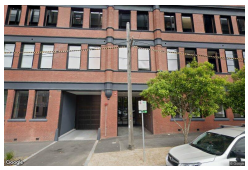


2/19-21 PARK DRIVE PARKVILLE VIC 3052

2 1 1

Sold Price RS **$817,000** Sold Date **07-Sep-22**

Distance **0.84km**



101/7 HOWARD STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price **$805,000** Sold Date **02-Jun-22**

Distance **0.94km**

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

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