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	206/704 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	$405,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$552,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Apr 2022	to	31 Mar 2023	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
305/493-499 VICTORIA STREET WEST MELBOURNE VIC 3003	$410,000	23-Jan-23

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: 13 April 2023

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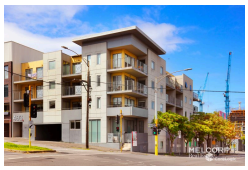

305/493-499 VICTORIA STREET WEST MELBOURNE VIC 3003

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Sold Price **$410,000** Sold Date **23-Jan-23**

Distance **0.11km**

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

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