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	706/58 VILLIERS 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	$790,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Jan 2024	to	31 Dec 2024	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
701/97-103 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	$800,000	12-Mar-24
601/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051	$820,000	17-Sep-24
3605/23 MACKENZIE STREET MELBOURNE VIC 3000	$850,000	08-Feb-24

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: 16 January 2025

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701/97-103 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

3 2 1

Sold Price **$800,000** Sold Date **12-Mar-24**

Distance **0.14km**



601/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051

3 2 1

Sold Price **$820,000** Sold Date **17-Sep-24**

Distance **1.22km**



3605/23 MACKENZIE STREET MELBOURNE VIC 3000

3 2 1

Sold Price **$850,000** Sold Date **08-Feb-24**

Distance **1.48km**

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

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