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	36/101 LEVESON 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	$460,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Feb 2024	to	31 Jan 2025	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
3/97-103 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	$460,000	08-Mar-24
2301/105 BATMAN STREET WEST MELBOURNE VIC 3003	$472,000	21-May-24
204/25 WOMINJEKA WALK WEST MELBOURNE VIC 3003	$480,000	23-Apr-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: 04 February 2025

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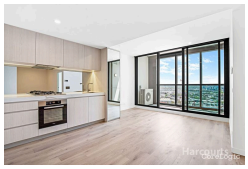


3/97-103 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$460,000** Sold Date **08-Mar-24**

Distance **0.43km**



2301/105 BATMAN STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$472,000** Sold Date **21-May-24**

Distance **1.09km**



204/25 WOMINJEKA WALK WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$480,000** Sold Date **23-Apr-24**

Distance **0.93km**

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

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