

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 518/9 High Street, NORTH MELBOURNE, VIC, 3051

Indicative selling price

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

Single price \$ or range between \$ 165,000 & \$ 177,000

Median sale price

Median price \$ House Unit Suburb NORTH MELBOURNE

Period - From 01/06/2017 to 01/06/2018 Source APM PriceFinder

Comparable property sales

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
25 TERRY STREET, MELBOURNE VIC 3000	\$ 357,000	04/03/2018
350 WILLIAM STREET, MELBOURNE VIC 3000	\$ 270,000	03/03/2018
9 HIGH STREET, NORTH MELBOURNE VIC 3051	\$ 175,000	19/03/2018