### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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1203/58 Villiers Street, North Melbourne Vic 3051

#### Indicative selling price

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

Range between \$540,000 & \$585,000	Range between	\$540,000	&	\$585,000
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#### Median sale price

Median price \$615,000	Pro	pperty Type Un	it		Suburb	North Melbourne
Period - From 01/07/2024	to	30/09/2024	So	urce	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	403/30 Wreckyn St NORTH MELBOURNE 3051	\$579,000	25/07/2024
2	302/30 Wreckyn St NORTH MELBOURNE 3051	\$600,000	02/07/2024
3	26/1-9 Villiers St NORTH MELBOURNE 3051	\$680,000	23/05/2024

#### 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 six months.

This Statement of Information was prepared on:	06/11/2024 14:49



Date of sale







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$540,000 - \$585,000 Median Unit Price September quarter 2024: \$615,000

## Comparable Properties



403/30 Wreckyn St NORTH MELBOURNE 3051 Agent Comments

(REI/VG)

**!=** 2

**•** 1

**6** 1

Price: \$579,000 Method: Private Sale Date: 25/07/2024

**Property Type:** Apartment



302/30 Wreckyn St NORTH MELBOURNE 3051 Agent Comments

(REI/VG)



É

Price: \$600,000

Method: Sold Before Auction

Date: 02/07/2024

Property Type: Apartment



26/1-9 Villiers St NORTH MELBOURNE 3051

(REI)

**-**2

**-**

**€** 

Price: \$680,000 Method: Private Sale Date: 23/05/2024 Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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Agent Comments