

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	Price	Date of sale
1	1/20 Bedford St NORTH MELBOURNE 3051	\$685,000	11/06/2017
2	17/33 Jeffcott St WEST MELBOURNE 3003	\$660,000	26/08/2017
3	308/25 Oxford St NORTH MELBOURNE 3051	\$657,000	28/09/2017

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.



2
 2
 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$685,000
Median Unit Price
 Year ending June 2017: \$550,000

Comparable Properties



1/20 Bedford St NORTH MELBOURNE 3051
 (REI/VG)

2
 2
 1

Price: \$685,000
Method: Sold Before Auction
Date: 11/06/2017
Rooms: -
Property Type: Apartment

Agent Comments

Bedford Street is a larger offering however Leveson Street is a more modern concept. Both offer 2 bedrooms, 2 bathrooms and 1 car space.



17/33 Jeffcott St WEST MELBOURNE 3003
 (REI)

2
 2
 1

Price: \$660,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 3
Property Type: Apartment
Land Size: 86 sqm approx

Agent Comments

Jeffcott offers the same accommodation as Leveson however Jeffcot is an older high density complex



308/25 Oxford St NORTH MELBOURNE 3051
 (REI)

2
 2
 1

Price: \$657,000
Method: Auction Sale
Date: 28/09/2017
Rooms: 5
Property Type: Apartment

Agent Comments

Oxford Street is in a similar location to Leveson Street however Leveson offers a more boutique style of apartments.