

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

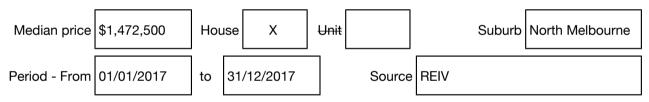
9 Chapman Street, North Melbourne Vic 3051

Indicative selling price

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

Single price \$960,000

Median sale price



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	1/283 Rathdowne St CARLTON 3053	\$950,000	23/09/2017
2	728 Lygon St CARLTON NORTH 3054	\$925,000	04/12/2017
3	3 Nottingham St KENSINGTON 3031	\$915,000	25/11/2017

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.

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

propertydata

Generated: 26/02/2018 13:16

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Land Size: 127 sqm approx Agent Comments

Indicative Selling Price \$960,000 **Median House Price** Year ending December 2017: \$1,472,500

Comparable Properties



1/283 Rathdowne St CARLTON 3053 (REI)



Price: \$950,000 Method: Auction Sale Date: 23/09/2017 Rooms: -Property Type: House (Res) Agent Comments



728 Lygon St CARLTON NORTH 3054 (REI) 6. 2

Agent Comments





Method: Private Sale Date: 04/12/2017 Rooms: 4 Property Type: House (Res)

3 Nottingham St KENSINGTON 3031 (REI)



Agent Comments



Price: \$915,000 Method: Auction Sale Date: 25/11/2017 Rooms: -Property Type: House (Res)

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

propertydata

