

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

Median price \$1,472,500

House

X

Unit

Suburb

North Melbourne

Period - From 01/01/2017

to 31/12/2017

Source 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	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.



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)

Agent Comments



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



728 Lygon St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$925,000
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)