

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	202 Capel Street, North Melbourne Vic 3051
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Indicative selling price

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

Single price	\$1,425,000
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Median sale price

Median price	\$1,330,000	House	X	Unit		Suburb	North Melbourne
Period - From	01/07/2016	to	30/06/2017	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	8 Stedeford La NORTH MELBOURNE 3051	\$1,425,000	26/08/2017
2	148 Adderley St WEST MELBOURNE 3003	\$1,370,000	24/06/2017
3	61-63 Arden St NORTH MELBOURNE 3051	\$1,295,000	26/08/2017

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: 100 sqm approx
Agent Comments

Indicative Selling Price
 \$1,425,000
Median House Price
 Year ending June 2017: \$1,330,000

Comparable Properties



8 Stedeford La NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$1,425,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: Townhouse (Res)



148 Adderley St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$1,370,000
Method: Auction Sale
Date: 24/06/2017
Rooms: -
Property Type: House (Res)



61-63 Arden St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$1,295,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 6
Property Type: House (Res)
Land Size: 134 sqm approx