



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address (including Suburb and postcode)

5/25 Byron Street, NORTH MELBOURNE, 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

or range between

\$400,000

&

\$440,000

### Median sale price

Median price

\$356,000

Property type

Unit

Suburb

NORTH MELBOURNE, 3051

Period from

31/01/2017

to

08/11/2017

Source

realestate.com.au

### Comparable property sale

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

Unit 207, 25 Byron Street, NORTH MELBOURNE, 3051 Victoria

\$475,000

10/10/2017

Unit 108, 25 Byron Street, NORTH MELBOURNE, 3051 Victoria

\$449,000

10/10/2017

Unit 103, 25 Byron Street, NORTH MELBOURNE, 3051 Victoria

\$450,000

10/10/2017