

## 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

3/9 High Street North Melbourne VIC 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$168,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

### 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 6 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

402/9 High Street North Melbourne VIC 3051	\$168,000	30-Oct-18
410/9 High Street North Melbourne VIC 3051	\$180,000	14-Oct-19
502/9 High Street North Melbourne VIC 3051	\$175,000	28-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 12 March 2020



**402/9 High Street North Melbourne** Sold Price **\$168,000** Sold Date **30-Oct-18**  
VIC 3051

1 - -

Distance -



**410/9 High Street North Melbourne** Sold Price **\$180,000** Sold Date **14-Oct-19**  
VIC 3051

1 1 -

Distance -



**502/9 High Street North Melbourne** Sold Price **\$175,000** Sold Date **28-Oct-19**  
VIC 3051

1 - -

Distance -

RS = Recent sale      UN = Undisclosed Sale

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