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 (*Delete single price or range as applicable)

Single Price	\$168,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$435,000	Prop	erty type	Unit		Suburb	North Melbourne
Period-from	01 Mar 2019	to	29 Feb 2	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





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402/9 High Street North Melbourne Sold Price VIC 3051

\$168,000 Sold Date 30-Oct-18

Distance

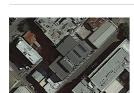
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410/9 High Street North Melbourne Sold Price VIC 3051

\$180,000 Sold Date 14-Oct-19

Distance



502/9 High Street North Melbourne Sold Price VIC 3051

\$175,000 Sold Date 28-Oct-19

Distance

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RS = Recent sale

UN = Undisclosed Sale

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