

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

70 Provost Street, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$543,500

House

Unit

X

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	27 Stawell St NORTH MELBOURNE 3051	\$850,000	12/12/2017
2	186 Errol St NORTH MELBOURNE 3051	\$813,000	04/10/2017
3	22/1 Villiers St NORTH MELBOURNE 3051	\$800,000	19/10/2017

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:
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
Year ending December 2017: \$543,500

Comparable Properties



27 Stawell St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$850,000
Method: Private Sale
Date: 12/12/2017
Rooms: -
Property Type: Townhouse (Single)



186 Errol St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$813,000
Method: Private Sale
Date: 04/10/2017
Rooms: 3
Property Type: Townhouse (Single)



22/1 Villiers St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$800,000
Method: Private Sale
Date: 19/10/2017
Rooms: 5
Property Type: Apartment