

## 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

23 Elm Place, 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)

Range between

\$1,450,000

&

\$1,550,000

#### Median sale price

Median price

\$1,307,500

House

X

Unit

Suburb

North Melbourne

Period - From

01/10/2018

to

31/12/2018

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		
2		
3		

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.



3   2   1

**Rooms:**  
**Property Type:** Townhouse  
(Single)  
Agent Comments

**Indicative Selling Price**  
\$1,450,000 - \$1,550,000  
**Median House Price**  
December quarter 2018: \$1,307,500

## Comparable Properties



**83a Capel St WEST MELBOURNE 3003 (REI)**   Agent Comments

2   2   2

**Price:** \$1,540,000  
**Method:** Auction Sale  
**Date:** 25/08/2018  
**Rooms:** -  
**Property Type:** House (Res)



**5 Purcell St NORTH MELBOURNE 3051 (REI)**   Agent Comments

2   2   2

**Price:** \$1,490,000  
**Method:** Private Sale  
**Date:** 19/11/2018  
**Rooms:** -  
**Property Type:** House

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.