

Statement of Information  
**Multiple residential properties located in the  
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

**Unit offered for sale**

Address  
 Including suburb and  
 postcode

141 Arden Street, North Melbourne
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**Indicative selling price**

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 1 Bath	\$*	Or range between	\$855,000	&	\$940,500
3 Bed, 2 Bath	\$*	Or range between	\$1,650,000	&	\$1,775,000
3 Bed, 2 Bath	\$*	Or range between	\$1,805,000	&	\$1,985,500

Additional entries may be included or attached as required.

**Suburb unit median sale price**

Median price	\$1,290,000	Suburb	North Melbourne
Period - From	4/12/17	To	4/12/18
Source	Property Data		

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
2 Bed, 1 Bath	19a Lothian Street, North Melbourne	\$1,230,000	13/10/17
	17 Shands Lane, North Melbourne	\$1,220,000	3/10/17
	16/53-55 Pelham Street, Carlton	\$1,043,500	19/9/17

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
3 Bed, 2 Bath	131 Chetwynd Street, North Melbourne	\$1,810,000	25/11/17
	140 Adderley Street, West Melbourne	\$1,800,000	25/11/17
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$	

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
3 Bed, 2 Bath	3 Augusta Avenue, Docklands	\$2,600,000	10/11/17
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$	
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$	

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.