

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

102 Lothian Street, North Melbourne Vic 3051
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Indicative selling price

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

Range between

\$820,000

 &

\$880,000

Median sale price

Median price

\$567,500

 Property Type

Unit

 Suburb

North Melbourne

Period - From

01/04/2020

 to

31/03/2021

 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	8/680 Victoria St NORTH MELBOURNE 3051	\$882,500	15/05/2021
2	13 Bickford La NORTH MELBOURNE 3051	\$842,000	03/04/2021
3	7/680 Victoria St NORTH MELBOURNE 3051	\$892,000	27/03/2021

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.~~

This Statement of Information was prepared on:

15/07/2021 13:22

102 Lothian Street, North Melbourne Vic 3051

Lisa Roberts
03 9347 1170
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lisa.roberts@belleproperty.com



Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$820,000 - \$880,000
Median Unit Price
Year ending March 2021: \$567,500

Comparable Properties



8/680 Victoria St NORTH MELBOURNE 3051
(REI/VG)

Agent Comments



Price: \$882,500
Method: Auction Sale
Date: 15/05/2021
Property Type: Townhouse (Res)



13 Bickford La NORTH MELBOURNE 3051
(REI/VG)

Agent Comments



Price: \$842,000
Method: Private Sale
Date: 03/04/2021
Property Type: Townhouse (Single)
Land Size: 50 sqm approx



7/680 Victoria St NORTH MELBOURNE 3051
(REI/VG)

Agent Comments



Price: \$892,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Townhouse (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.