Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for Sale

Address Including suburb and postcode: 18 Kipling St, North Melbourne VIC 3051

Indicative selling price

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

Single price $ | or range between $1,050,000 | & $1,150,000

Median sale price

Median price $1,227,500 | *House x | *unit | Suburb or locality North Melbourne

Period - From 2018 Q2 | to 2019 Q2 | Source REIV

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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. 16 O'Shanassy St, North Melbourne	$1,240,000	25 May 2019
2. 437 Queensbury St, North Melbourne	$1,109,000	25 May 2019
3. 129 Leveson St, North Melbourne	$1,370,000	08 Dec 2018

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.