

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

1/18 Tyrone Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$585,000 Property Type Unit Suburb North Melbourne

Period - From 01/01/2024 to 31/03/2024 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	103/275 Abbotsford St NORTH MELBOURNE 3051	\$670,000	03/01/2024
2	1809/33 Blackwood St NORTH MELBOURNE 3051	\$660,000	04/03/2024
3	6/30 Chetwynd St WEST MELBOURNE 3003	\$640,000	16/12/2023

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:

01/05/2024 13:58

1/18 Tyrone Street, North Melbourne Vic 3051



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$620,000 - \$670,000
Median Unit Price
March quarter 2024: \$585,000

Comparable Properties



103/275 Abbotsford St NORTH MELBOURNE 3051 (REI) **Agent Comments**

 2  2  1

Price: \$670,000
Method: Private Sale
Date: 03/01/2024
Property Type: Apartment



1809/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG) **Agent Comments**

 2  1  1

Price: \$660,000
Method: Private Sale
Date: 04/03/2024
Property Type: Apartment



6/30 Chetwynd St WEST MELBOURNE 3003 (REI/VG) **Agent Comments**

 2  1  1

Price: \$640,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Apartment

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



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