

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 Murphy Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$1,480,000 & \$1,580,000

Median sale price

Median price \$1,420,000 Property Type House Suburb North Melbourne

Period - From 01/01/2023 to 31/12/2023 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	440 Lygon St CARLTON 3053	\$1,604,000	02/03/2024
2	183 Fenwick St CARLTON NORTH 3054	\$1,505,000	17/02/2024
3	39 Hawke St WEST MELBOURNE 3003	\$1,500,000	29/02/2024

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: 20/03/2024 19:44

1 Murphy Street, North Melbourne Vic 3051

**Jellis
Craig**

Oscar Jones

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Indicative Selling Price

\$1,480,000 - \$1,580,000

Median House Price

Year ending December 2023: \$1,420,000



Property Type: House

Agent Comments

Double fronted, 1980's brick house across two levels.

Comparable Properties



440 Lygon St CARLTON 3053 (REI)



Agent Comments

Superior condition. Superior off-street parking.

Price: \$1,604,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)



183 Fenwick St CARLTON NORTH 3054 (REI)



Agent Comments

Offers one less bedroom, superior land size.
Superior condition.

Price: \$1,505,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)



39 Hawke St WEST MELBOURNE 3003 (REI)



Agent Comments

Inferior location. Superior land size. Superior parking.

Price: \$1,500,000

Method: Sold Before Auction

Date: 29/02/2024

Property Type: House (Res)

Land Size: 211 sqm approx

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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