

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

101/30 Wreckyn Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$550,000 & \$575,000

Median sale price

Median price \$550,000 Property Type Unit Suburb North Melbourne

Period - From 19/12/2022 to 18/12/2023 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	627/23 Blackwood St NORTH MELBOURNE 3051	\$562,800	12/07/2023
2	305/33 Wreckyn St NORTH MELBOURNE 3051	\$556,000	27/11/2023
3			

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: 19/12/2023 15:41

101/30 Wreckyn Street, North Melbourne Vic 3051



2 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$550,000 - \$575,000

Median Unit Price

19/12/2022 - 18/12/2023: \$550,000

Comparable Properties



627/23 Blackwood St NORTH MELBOURNE 3051 (VG)

Agent Comments

2 - -

Price: \$562,800

Method: Sale

Date: 12/07/2023

Property Type: Flat/Unit/Apartment (Res)



305/33 Wreckyn St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$556,000

Method: Sold Before Auction

Date: 27/11/2023

Property Type: Apartment

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.

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



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