

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

11/22-26 HOWARD STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

1/1 BEDFORD STREET NORTH MELBOURNE VIC 3051	\$675,000	07-Dec-23
204/130-140 ERROL STREET NORTH MELBOURNE VIC 3051	\$649,000	12-Oct-23
1210/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$655,000	12-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 10 April 2024

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**1/1 BEDFORD STREET NORTH
MELBOURNE VIC 3051**

2 1 1

Sold Price **\$675,000** Sold Date **07-Dec-23**

Distance **0.26km**



**204/130-140 ERROL STREET
NORTH MELBOURNE VIC 3051**

2 1 1

Sold Price ^{RS} **\$649,000** ^{UN} Sold Date **12-Oct-23**

Distance **0.48km**



**1210/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

2 1 1

Sold Price ^{RS} **\$655,000** Sold Date **12-Mar-24**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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