Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$500,000	&	\$550,000
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Median sale price

Median price	\$582,500	Pro	perty Type	Unit		Suburb	North Melbourne
Period - From	01/04/2023	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

	aress of comparable property	1 1100	Date of Sale
1	24/302 Abbotsford St NORTH MELBOURNE 3051	\$570,000	14/04/2024
2	22/70 Oshanassy St NORTH MELBOURNE 3051	\$542,000	17/05/2024
3	87/171 Flemington Rd NORTH MELBOURNE 3051	\$490,000	24/02/2024

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:	01/07/2024 14:02



Date of sale



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Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price**

Year ending March 2024: \$582,500



Property Type: Apartment Land Size: 54 sqm approx **Agent Comments**

Top floor 2 bedroom apartment with private balcony and additional carpark.

Comparable Properties



24/302 Abbotsford St NORTH MELBOURNE

3051 (REI/VG)

Price: \$570,000 Method: Private Sale Date: 14/04/2024

Property Type: Apartment

Agent Comments

Comparable brick building complex in similar condition inside. lacking second carpark.



22/70 Oshanassy St NORTH MELBOURNE 3051 (REI)





Price: \$542,000

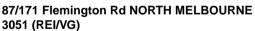
Method: Sold Before Auction

Date: 17/05/2024

Property Type: Apartment

Agent Comments

Comparable brick building complex in similar condition inside. lacking any carpark at all.





-- 2 Price: \$490.000

Property Type: Apartment

Method: Private Sale Date: 24/02/2024

Agent Comments

Same building, different aspect and without second carpark.

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



