## 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

16/65 Oshanassy Street, North Melbourne Vic 3051

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$530,000		&		\$550,000					
Median sale p	rice									
Median price	\$610,000	Pro	operty Type	Unit			Suburb	North Melbourne		
Period - From	01/10/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	23/61 Haines St NORTH MELBOURNE 3051	\$558,000	07/12/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

06/02/2024 15:15





Trevor Gange 03 8415 6100 0499 332 211 trevorgange@jelliscraig.com.au



Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$530,000 - \$550,000 Median Unit Price December quarter 2023: \$610,000

2 x car parking permits and visitors vouchers for parking are available through Melbourne City Council

"Due to a lack of sales data in the past 3 months the quarterly median sale price is unavailable. For the aforementioned reason we have adopted the annual median sale price for the purposes of this report"

# **Comparable Properties**



 

 23/61 Haines St NORTH MELBOURNE 3051 (REI/VG)
 Agent Comments

 Image: 2
 Image: 1
 Image: 2

 Price: \$558,000
 Private Sale

 Date: 07/12/2023
 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 - Jellis Craig | P: 03 8415 6100





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