

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 between

\$530,000

&

\$550,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

North Melbourne

Period - From

01/10/2023

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	23/61 Haines St NORTH MELBOURNE 3051	\$558,000	07/12/2023
2			
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:

06/02/2024 15:15



Rooms: 3
Property Type: Apartment
Agent Comments
2 x car parking permits and visitors vouchers for parking are available through Melbourne City Council

Indicative Selling Price
\$530,000 - \$550,000
Median Unit Price
December quarter 2023: \$610,000

“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 **Agent Comments**
(REI/VG)

Price: \$558,000
Method: 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.