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

20 Alfred Street, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$850,000		&		\$900,000					
Median sale p	rice									
Median price	\$1,240,000	Pro	operty Type	Hou	ise		Suburb	North Melbourne		
Period - From	01/01/2025	to	31/03/2025		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	96 Melrose St NORTH MELBOURNE 3051	\$787,000	13/03/2025
2	74 Chapman St NORTH MELBOURNE 3051	\$845,000	16/12/2024
3	257 Abbotsford St NORTH MELBOURNE 3051	\$841,000	14/12/2024

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:

15/05/2025 20:26





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Property Type: House (Res) **Land Size:** 146 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$900,000 Median House Price March quarter 2025: \$1,240,000

Comparable Properties



96 Melrose St NORTH MELBOURNE 3051 (REI/VG)

Price: \$787,000

Method: Sold Before Auction Date: 13/03/2025 Property Type: House (Res) Land Size: 97 sqm approx

74 Chapman St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

Agent Comments



Price: \$845,000 Method: Private Sale Date: 16/12/2024 Property Type: House Land Size: 202 sqm approx



257 Abbotsford St NORTH MELBOURNE 3051 (REI/VG) Agent Comments

1

2 in 1

Price: \$841,000 Method: Auction Sale Date: 14/12/2024 Rooms: 3 Property Type: House (Res) Land Size: 126 sqm approx

Account - Jellis Craig | P: 03 8415 6100



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