

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 205/21-27 O'Connell Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$585,000 Property Type Unit Suburb North Melbourne

Period - From 01/01/2024 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	Price	Date of sale
1	4/42 Grattan PI CARLTON 3053	\$987,500	24/02/2024
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: 15/04/2024 15:23



Property Type: Apartment

Agent Comments

Large warehouse conversion apartment across two levels.

Comparable Properties



4/42 Grattan PI CARLTON 3053 (REI)



Price: \$987,500

Method: Auction Sale

Date: 24/02/2024

Property Type: Apartment

Agent Comments

Inferior condition, inferior floor area. Superior location.

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.