

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

24/85 Haines Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$780,000 & \$820,000

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	C21/85-87 Haines St NORTH MELBOURNE 3051	\$820,000	25/10/2023
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:

24/04/2024 16:36

Lucas Mills

0410037682

0410037682

lucas.mills@lucasmills.com.au

Indicative Selling Price

\$780,000 - \$820,000

Median Unit Price

March quarter 2024: \$585,000



 2  2  1

Property Type: Unit

Agent Comments

Two level townhouse style property with secure car park.

Comparable Properties



**C21/85-87 Haines St NORTH MELBOURNE
3051 (REI)**

Agent Comments

 2  1  1

Price: \$820,000

Method: Sold Before Auction

Date: 25/10/2023

Property Type: Unit

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 - Lucas Mills Real Estate



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