

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 302/106 Munster Terrace, North Melbourne Vic 3051

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,067,500 Property Type Townhouse Suburb North Melbourne

Period - From 12/10/2022 to 11/10/2023 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	40 Little Provost St NORTH MELBOURNE 3051	\$1,535,000	16/05/2023
2	28 Baillie St NORTH MELBOURNE 3051	\$1,460,000	22/07/2023
3	33 Ireland St WEST MELBOURNE 3003	\$1,360,000	03/05/2023

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: 12/10/2023 11:39



Property Type: Townhouse

Agent Comments

Three level townhouse with roof top entertaining area and off street parking for 2 cars.

Comparable Properties



40 Little Provost St NORTH MELBOURNE 3051
(REI/VG)



Agent Comments

Superior street access. Similar Location. Similar size

Price: \$1,535,000

Method: Private Sale

Date: 16/05/2023

Property Type: Townhouse (Single)

Land Size: 308 sqm approx



28 Baillie St NORTH MELBOURNE 3051
(REI/VG)



Agent Comments

Superior street access. Inferior condition.

Price: \$1,460,000

Method: Auction Sale

Date: 22/07/2023

Property Type: House (Res)

Land Size: 62 sqm approx



33 Ireland St WEST MELBOURNE 3003
(REI/VG)



Agent Comments

Superior street access. Inferior location.

Price: \$1,360,000

Method: Sold Before Auction

Date: 03/05/2023

Property Type: Townhouse (Res)