

305/33 Wreckyn Street, North Melbourne Vic 3051



2 Bed 1 Bath 1 Car

Property Type:

Flat/Unit/Apartment (Res)

Indicative Selling Price

\$520,000 - \$560,000

Median House Price

Year ending September 2023:

\$580,000

Comparable Properties



5/147 Curzon Street, North Melbourne 3051 (REI/VG)

2 Bed 1 Bath - Car

Price: \$557,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Apartment

Agent Comments: Older apartment of similar size



204/25 Oxford Street, North Melbourne 3051 (VG)

2 Bed 1 Bath - Car

Price: \$538,000

Method: Sale

Date: 25/08/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Nearby apartment of similar style and age



312/83 Flemington Road, North Melbourne 3051 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$520,000

Method: Private Sale

Date: 30/07/2023

Property Type: Apartment

Agent Comments: Contemporary apartment in larger development

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

305/33 Wreckyn Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$580,000 Unit x Suburb North Melbourne

Period - From 01/10/2022 to 30/09/2023 Source REIV

Comparable property sales

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
5/147 Curzon Street, NORTH MELBOURNE 3051	\$557,000	03/06/2023
204/25 Oxford Street, NORTH MELBOURNE 3051	\$538,000	25/08/2023
312/83 Flemington Road, NORTH MELBOURNE 3051	\$520,000	30/07/2023

This Statement of Information was prepared on:

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