# woodards 🚾

## 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**



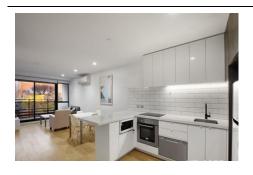
### 5/147 Curzon Street, North Melbourne 3051 (REI/VG)

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: 25/08/203 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**

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Median price	\$580,000		Unit	x	Suburb	North	Melbourne	
Period - From	01/10/2022	to	30/09/2	2023	S	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:

13/11/2023 17:20



This guide must not be taken as legal advice.