

38 Byron Street, North Melbourne Vic 3051



3 Bed 2 Bath 1 Car
Property Type: House
Indicative Selling Price
 \$1,250,000 - \$1,375,000
Median House Price
 Year ending June 2023: \$1,375,000

Comparable Properties



33 Ireland Street, West Melbourne 3003 (REI/VG)

3 Bed 2 Bath 1 Car
Price: \$1,360,000
Method: Sold Before Auction
Date: 03/05/2023
Property Type: Townhouse (Res)
Agent Comments: Similar location, similar size, similar condition



195 Errol Street, North Melbourne 3051 (REI/VG)

3 Bed 1 Bath - Car
Price: \$1,335,000
Method: Private Sale
Date: 18/04/2023
Property Type: House
Agent Comments: Similar location, similar size, similar condition



3/220 Roden Street, West Melbourne 3003 (REI/VG)

3 Bed 2 Bath 1 Car
Price: \$1,105,000
Method: Private Sale
Date: 25/05/2023
Property Type: Townhouse (Single)
Agent Comments: Similar location, smaller size, similar condition

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

38 Byron Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$1,375,500 House x Suburb North Melbourne

Period - From 01/07/2022 to 30/06/2023 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
33 Ireland Street, WEST MELBOURNE 3003	\$1,360,000	03/05/2023
195 Errol Street, NORTH MELBOURNE 3051	\$1,335,000	18/04/2023
3/220 Roden Street, WEST MELBOURNE 3003	\$1,105,000	25/05/2023

This Statement of Information was prepared on:

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