## 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

4/76 Haines Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$560,000		&		\$590,000			
Median sale p	rice							
Median price	\$537,500	Pro	operty Type	Unit			Suburb	North Melbourne
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	201/101 Grattan St CARLTON 3053	\$579,000	29/01/2025
2	5/75 Mccracken St KENSINGTON 3031	\$580,000	13/01/2025
3	6/55 Haines St NORTH MELBOURNE 3051	\$600,000	21/12/2024

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:

23/04/2025 11:08



4/76 Haines Street, North Melbourne Vic 3051



Zach Sianos 03 8378 0500 0477 801 177





zachsianos@jelliscraig.com.au **Indicative Selling Price** \$560,000 - \$590,000 **Median Unit Price** 

Property Type: Apartment Year ending March 2025: \$537,500 Agent Comments Brick single level 2 bedroom apartment with a balcony over looking Haines Street.

# **Comparable Properties**



201/101 Grattan St CARLTON 3053 (REI)

1



Price: \$579,000 Method: Private Sale Date: 29/01/2025 Property Type: Apartment

> 2

### Agent Comments

Comparable accommodation, slightly more advanced complex.



Price: \$580,000 Method: Sale Date: 13/01/2025 Property Type: Flat/Unit/Apartment (Res)

5/75 Mccracken St KENSINGTON 3031 (VG)

### Agent Comments

Similar age apartment complex and accommodation.



6/55 Haines St NORTH MELBOURNE 3051 (REI/VG)





Price: \$600,000 Method: Private Sale Date: 21/12/2024 Property Type: Apartment

#### Agent Comments

Comparable location and accommodation.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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