

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 Shiel Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,395,000 Property Type House Suburb North Melbourne

Period - From 18/10/2022 to 17/10/2023 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	223 Flemington Rd NORTH MELBOURNE 3051	\$1,505,000	20/09/2023
2	12 Eades PI WEST MELBOURNE 3003	\$1,330,000	22/07/2023
3			

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: 18/10/2023 13:47

4 Shiel Street, North Melbourne Vic 3051

**Jellis
Craig**

Simon Mason
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 3  2  0

Property Type: House (Res)

Land Size: 123 sqm approx

Agent Comments

3 bedrooms, 2 bathrooms, dual living, rear yard with ROW

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

18/10/2022 - 17/10/2023: \$1,395,000

Comparable Properties



223 Flemington Rd NORTH MELBOURNE 3051 (REI)

 4  1  1

Price: \$1,505,000

Method: Private Sale

Date: 20/09/2023

Property Type: House

Land Size: 180 sqm approx

Agent Comments

Comparable property unrenovated with one additional bedroom



12 Eades PI WEST MELBOURNE 3003 (REI/VG)

 3  1  -

Price: \$1,330,000

Method: Auction Sale

Date: 22/07/2023

Property Type: House (Res)

Land Size: 121 sqm approx

Agent Comments

Comparable

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.

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



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