

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

406/30-34 WRECKYN STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$518,000

&

\$568,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

305/33 WRECKYN STREET NORTH MELBOURNE VIC 3051	\$556,000	27-Nov-23
906/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$545,000	28-Nov-23

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 6 months.

This Statement of Information was prepared on: 29 February 2024

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305/33 WRECKYN STREET NORTH MELBOURNE VIC 3051 Sold Price **\$556,000** Sold Date **27-Nov-23**

 2  1  1

Distance **0.06km**



906/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051 Sold Price ^{RS} **\$545,000** ^{UN} Sold Date **28-Nov-23**

 2  1  1

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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