

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 48 Canning Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,210,000 Property Type House Suburb North Melbourne

Period - From 01/04/2023 to 30/06/2023 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	12 Little Errol St NORTH MELBOURNE 3051	\$2,815,500	05/08/2023
2	23 Rankins Rd KENSINGTON 3031	\$2,720,000	21/04/2023
3	11 Weirs La NORTH MELBOURNE 3051	\$2,257,000	03/06/2023

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: 03/10/2023 18:23



 4  2.5  1

Rooms: 6
Property Type: House
Land Size: 233 sqm approx
[Agent Comments](#)

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

June quarter 2023: \$1,210,000

Comparable Properties



12 Little Errol St NORTH MELBOURNE 3051 (REI)

[Agent Comments](#)

 4  3  2

Price: \$2,815,500
Method: Sold Before Auction
Date: 05/08/2023
Property Type: House (Res)



23 Rankins Rd KENSINGTON 3031 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$2,720,000
Method: Private Sale
Date: 21/04/2023
Property Type: House (Res)
Land Size: 286 sqm approx



11 Weirs La NORTH MELBOURNE 3051 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$2,257,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 120 sqm approx

Account - Jellis Craig