

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

6/704 VICTORIA 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 May 2024

to

30 Apr 2025

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

1010/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$525,000	30-Apr-25
207/111 LEICESTER STREET CARLTON VIC 3053	\$525,000	23-Jan-25
308/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$557,000	24-Oct-24

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.~~

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**1010/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

2 1 -

Sold Price

^{RS}

\$525,000

Sold Date

30-Apr-25

Distance

1.19km



**207/111 LEICESTER STREET
CARLTON VIC 3053**

2 1 -

Sold Price

\$525,000

Sold Date

23-Jan-25

Distance

1.56km



**308/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

2 1 -

Sold Price

\$557,000

Sold Date

24-Oct-24

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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