

# 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

7/55 Haines Street, North Melbourne Vic 3051
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$550,000
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 & 

\$595,000
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### Median sale price

Median price 

\$585,000
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 Property Type 

Unit
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 Suburb 

North Melbourne
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Period - From 

01/01/2024
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 to 

31/03/2024
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 Source 

REIV
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### 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	B1/110 Arden St NORTH MELBOURNE 3051	\$610,000	20/12/2023
2	16/65 Oshanassy St NORTH MELBOURNE 3051	\$575,000	27/02/2024
3	23/61 Haines St NORTH MELBOURNE 3051	\$558,000	07/12/2023

**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: 

17/04/2024 17:40
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**Property Type:** Apartment/Unit

Agent Comments

Single level 1960's apartment with balcony.

## Comparable Properties

**B1/110 Arden St NORTH MELBOURNE 3051 (VG)**



Agent Comments

Superior location.

**Price:** \$610,000

**Method:** Sale

**Date:** 20/12/2023

**Property Type:** Flat/Unit/Apartment (Res)



**16/65 Oshanassy St NORTH MELBOURNE 3051 (REI)**



Agent Comments

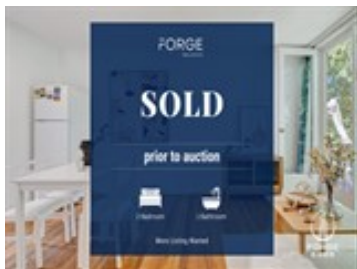
Superior location. Inferior condition.

**Price:** \$575,000

**Method:** Sold Before Auction

**Date:** 27/02/2024

**Property Type:** Apartment



**23/61 Haines St NORTH MELBOURNE 3051 (REI/VG)**



Agent Comments

Inferior balcony outlook.

**Price:** \$558,000

**Method:** Private Sale

**Date:** 07/12/2023

**Property Type:** Apartment

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