

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 71 Chetwynd Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

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	14 Carroll St NORTH MELBOURNE 3051	\$1,220,000	04/05/2023
2	66 Oconnell St MELBOURNE 3000	\$1,150,000	16/06/2023
3	43 Ireland St WEST MELBOURNE 3003	\$1,055,000	11/04/2023

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: 26/09/2023 15:08



Rooms: 3
Property Type: House
Land Size: 132.129 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median House Price
June quarter 2023: \$1,210,000

Comparable Properties



14 Carroll St NORTH MELBOURNE 3051 (REI) [Agent Comments](#)



Price: \$1,220,000
Method: Sold Before Auction
Date: 04/05/2023
Property Type: House (Res)
Land Size: 140 sqm approx



66 Oconnell St MELBOURNE 3000 (REI) [Agent Comments](#)



Price: \$1,150,000
Method: Private Sale
Date: 16/06/2023
Property Type: House



43 Ireland St WEST MELBOURNE 3003 (REI) [Agent Comments](#)



Price: \$1,055,000
Method: Private Sale
Date: 11/04/2023
Property Type: House
Land Size: 145 sqm approx

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