

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 8/159 Curzon Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$560,000 & \$616,000

Median sale price

Median price \$562,800 Property Type Unit Suburb North Melbourne

Period - From 11/09/2022 to 10/09/2023 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	2/375 Abbotsford St NORTH MELBOURNE 3051	\$604,000	26/07/2023
2	15/97 Oshanassy St NORTH MELBOURNE 3051	\$577,000	14/03/2023
3	5/147 Curzon St NORTH MELBOURNE 3051	\$557,000	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: 11/09/2023 10:51

8/159 Curzon Street, North Melbourne Vic 3051



2 1 0

Rooms: 3
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$560,000 - \$616,000
Median Unit Price
11/09/2022 - 10/09/2023: \$562,800

Comparable Properties



2/375 Abbotsford St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$604,000
Method: Private Sale
Date: 26/07/2023
Property Type: Apartment



15/97 Oshanassy St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$577,000
Method: Private Sale
Date: 14/03/2023
Property Type: Apartment



5/147 Curzon St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

2 1 -

Price: \$557,000
Method: Auction Sale
Date: 03/06/2023
Property Type: Apartment

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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