

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 Curran 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 & \$1,100,000

Median sale price

Median price \$1,140,433 Property Type House Suburb North Melbourne

Period - From 01/01/2024 to 31/03/2024 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	177 Adderley St WEST MELBOURNE 3003	\$1,210,000	01/12/2023
2	96 Molesworth St NORTH MELBOURNE 3051	\$1,137,000	23/03/2024
3	70 Erskine St NORTH MELBOURNE 3051	\$1,030,000	13/03/2024

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: 07/05/2024 16:15



Rooms: 4
Property Type: House
Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median House Price

March quarter 2024: \$1,140,433

Comparable Properties



177 Adderley St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



Price: \$1,210,000
Method: Sold Before Auction
Date: 01/12/2023
Property Type: House (Res)
Land Size: 150 sqm approx



96 Molesworth St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$1,137,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)



70 Erskine St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 13/03/2024
Property Type: House