

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 91 Chapman Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,065,000 Property Type House Suburb North Melbourne

Period - From 01/10/2023 to 31/12/2023 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	15 Peckville St NORTH MELBOURNE 3051	\$1,143,866	24/02/2024
2	7 Henry St KENSINGTON 3031	\$1,090,000	24/02/2024
3	77 Barnett St KENSINGTON 3031	\$928,000	12/02/2024

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: 01/03/2024 13:54



Property Type: House (Res)

Agent Comments

Single front Edwardian terrace house with pedestrian ROW access.

Comparable Properties



15 Peckville St NORTH MELBOURNE 3051 (REI)



Agent Comments

Superior floor plan, inferior outdoor space.

Price: \$1,143,866

Method: Sold Before Auction

Date: 24/02/2024

Property Type: House (Res)



7 Henry St KENSINGTON 3031 (REI)



Agent Comments

Inferior accommodation. Inferior location.
Superior condition.

Price: \$1,090,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)



77 Barnett St KENSINGTON 3031 (REI)



Agent Comments

Inferior accommodation. Inferior location.

Price: \$928,000

Method: Sold Before Auction

Date: 12/02/2024

Property Type: House

Land Size: 146 sqm approx