

## 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

C1/120 ARDEN STREET NORTH MELBOURNE VIC 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### 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 6 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

22/100 ARDEN STREET NORTH MELBOURNE VIC 3051	\$635,000	01-Apr-23
14/147 CURZON STREET NORTH MELBOURNE VIC 3051	\$630,000	08-Apr-23
12/369 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$665,000	15-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 31 July 2023

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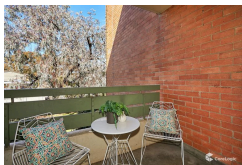

**22/100 ARDEN STREET NORTH  
MELBOURNE VIC 3051**
 2  1  1

 Sold Price **\$635,000** Sold Date **01-Apr-23**

 Distance **0.06km**

**14/147 CURZON STREET NORTH  
MELBOURNE VIC 3051**
 2  1  1

 Sold Price **\$630,000** Sold Date **08-Apr-23**

 Distance **0.11km**

**12/369 ABBOTSFORD STREET  
NORTH MELBOURNE VIC 3051**
 2  1  1

 Sold Price **\$665,000** Sold Date **15-Mar-23**

 Distance **0.29km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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