

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

C8/85-87 Haines Street, North Melbourne Vic 3051
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Indicative selling price

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

Range between

\$580,000

 &

\$630,000

Median sale price

Median price

\$585,000

 Property Type

Unit

 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	708/58 Jeffcott St WEST MELBOURNE 3003	\$630,000	19/03/2024
2	20/205 Flemington Rd NORTH MELBOURNE 3051	\$615,000	04/11/2023
3	7/24 Ireland St WEST MELBOURNE 3003	\$579,000	16/12/2023

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:

22/04/2024 15:30



Property Type: Unit
Agent Comments
Plus storage cage

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
March quarter 2024: \$585,000

Comparable Properties



708/58 Jeffcott St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 19/03/2024
Property Type: Apartment



20/205 Flemington Rd NORTH MELBOURNE 3051 (REI/VG)

Agent Comments



Price: \$615,000
Method: Sold Before Auction
Date: 04/11/2023
Property Type: Apartment



7/24 Ireland St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



Price: \$579,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Apartment