

## 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

13/77-81 CHAPMAN 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

\$480,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Nov 2023

to

31 Oct 2024

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

404/64 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$485,000	08-Aug-24
304/230 DRYBURGH STREET NORTH MELBOURNE VIC 3051	\$470,000	04-Nov-24
302/162-174 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$480,000	19-Sep-24

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: 27 November 2024

Kay Lim

P 03 8686 8388

M 0433 836 311

E kay.lim@areal.com.au



**404/64 MACAULAY ROAD NORTH  
MELBOURNE VIC 3051**

Sold Price

**\$485,000**

Sold Date **08-Aug-24**

2 1 1

Distance **0.5km**



**304/230 DRYBURGH STREET  
NORTH MELBOURNE VIC 3051**

Sold Price

<sup>RS</sup> **\$470,000** <sup>UN</sup>

Sold Date **04-Nov-24**

2 1 1

Distance **0.63km**



**302/162-174 ROSSLYN STREET  
WEST MELBOURNE VIC 3003**

Sold Price

**\$480,000**

Sold Date **19-Sep-24**

2 1 1

Distance **1.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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