

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

G6/380 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051

Indicative selling price

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

Single Price

or range
between

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Feb 2022

to

31 Jan 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

305/380 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$688,000	14-Sep-22
18 WRECKYN STREET NORTH MELBOURNE VIC 3051	\$725,000	26-Oct-22
38/101 LEVESON STREET NORTH MELBOURNE VIC 3051	\$790,000	13-Sep-22

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: 24 February 2023



305/380 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051

Sold Price

\$688,000

Sold Date

14-Sep-22

2

2

1

Distance

0km



18 WRECKYN STREET NORTH MELBOURNE VIC 3051

Sold Price

\$725,000

Sold Date

26-Oct-22

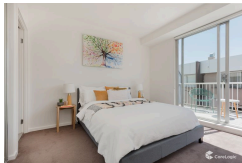
2

2

1

Distance

0.31km



38/101 LEVESON STREET NORTH MELBOURNE VIC 3051

Sold Price

\$790,000

Sold Date

13-Sep-22

2

2

1

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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