

# 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 94 Howard 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)

Range between \$1,360,000 & \$1,460,000

### Median sale price

Median price \$1,400,000 Property type House Suburb North Melbourne

Period – From 01/04/2022 to 30/06/2022 Source REIV

### Comparable property sales

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
3 Manningham Street, Parkville	\$1,445,000	02/04/2022
102 Newry Street, Carlton North	\$1,371,000	09/04/2022
30 Melrose Street, North Melbourne	\$1,300,000	08/02/2022

This Statement of Information was prepared on: 01 August 2022