

# 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 17 and 19 Baillie 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 \$720,000 & \$792,000

### Median sale price\*

Median price \$770,000 Property Type House Suburb North Melbourne

Period - From 08/05/2024 to 08/11/2024 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	43 Baillie St NORTH MELBOURNE 3051	\$840,000	23/10/2024
2			
3			

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.

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\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 1 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$720,000 - \$792,000

**Median House Price \***

08/05/2024 - 08/11/2024: \$770,000

\* Agent calculated median based on 1 sales

## Comparable Properties



**43 Baillie St NORTH MELBOURNE 3051 (REI)**

Agent Comments



**Price:** \$840,000

**Method:** Sold Before Auction

**Date:** 23/10/2024

**Property Type:** House (Res)

**Land Size:** 68 sqm approx

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.