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										
Range betweer	\$720,000		&		\$792,000					
Median sale p	rice*									
Median price	\$770,000	Pro	operty Type	Hou	ISE		Suburb	North Melbourne		
Period - From	08/05/2024	to	08/11/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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.

This Statement of Information was prepared on:

08/11/2024 15:57

* 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

Agent Comments

Comparable Properties



43 Baillie St NORTH MELBOURNE 3051 (REI)



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.

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