

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

102/25 BYRON 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

\$300,000

&

\$330,000

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

9/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$335,000	30-Jul-24
424/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$320,000	20-May-24
107/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$325,000	06-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: 29 November 2024

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9/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051

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Sold Price **\$335,000** Sold Date **30-Jul-24**

Distance **0.32km**



424/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051

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Sold Price **\$320,000** Sold Date **20-May-24**

Distance **0.32km**



107/93 FLEMINGTON ROAD
NORTH MELBOURNE VIC 3051

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Sold Price **\$325,000** Sold Date **06-Sep-24**

Distance **0.39km**

RS = Recent sale UN = Undisclosed Sale

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