

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

309/139-145 CHETWYND 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

\$588,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

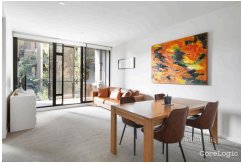
107/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051	\$630,300	18-Sep-24
311/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051	\$635,000	10-Jul-24
207/388 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$620,000	15-Jun-24

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: 16 October 2024

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**107/68-82 LEVESON STREET
NORTH MELBOURNE VIC 3051**

 2  1  1

Sold Price

^{RS} **\$630,300**

Sold Date **18-Sep-24**

Distance **0.05km**



**311/68-82 LEVESON STREET
NORTH MELBOURNE VIC 3051**

 2  1  1

Sold Price

\$635,000

Sold Date **10-Jul-24**

Distance **0.05km**



**207/388 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051**

 2  1  1

Sold Price

\$620,000

Sold Date **15-Jun-24**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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