

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 20/19 Wood Street, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$475,000 & \$510,000

Median sale price

Median price \$577,500 House Unit X Suburb North Melbourne
Period - From 01/04/2018 to 31/03/2019 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	16/342 Dryburgh St NORTH MELBOURNE 3051	\$480,000	08/03/2019
2	8/70 Oshanassy St NORTH MELBOURNE 3051	\$491,000	20/05/2019
3	9/19 Wood St NORTH MELBOURNE 3051	\$500,000	02/03/2019

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.



2 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



16/342 Dryburgh St NORTH MELBOURNE 3051 Agent Comments
(REI)

2 1 1

Price: \$480,000

Method: Private Sale

Date: 08/03/2019

Rooms: -

Property Type: Apartment



8/70 Oshanassy St NORTH MELBOURNE 3051 Agent Comments
(REI)

2 1 1

Price: \$491,000

Method: Private Sale

Date: 20/05/2019

Rooms: -

Property Type: Apartment



9/19 Wood St NORTH MELBOURNE 3051 (REI) Agent Comments

2 1 1

Price: \$500,000

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: Apartment