

## 16/55 Haines Street, North Melbourne Vic 3051



**2 Bed 1 Bath 1 Car**  
**Property Type:** Strata Unit/Flat  
**Indicative Selling Price**  
 \$535,000  
**Median House Price**  
 Year ending June 2024: \$580,000

## Comparable Properties



**22/70 O'Shanassy Street, North Melbourne 3051 (REI/VG)**

**2 Bed 1 Bath - Car**  
**Price:** \$542,000  
**Method:** Sold Before Auction  
**Date:** 17/05/2024  
**Property Type:** Apartment  
**Agent Comments:** Comparable two bedroom apartment in an older style block



**28 Pin Oak Crescent, Flemington 3031 (VG)**

**2 Bed 1 Bath - Car**  
**Price:** \$500,000  
**Method:** Sale  
**Date:** 23/04/2024  
**Property Type:** Flat/Unit/Apartment (Res)  
**Agent Comments:** Comparable two bedroom apartment with a north facing balcony



**24/302 Abbotsford Street, North Melbourne 3051 (REI/VG)**

**2 Bed 1 Bath 1 Car**  
**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 14/04/2024  
**Property Type:** Apartment  
**Agent Comments:** Freshly presented two bedroom apartment in an older style block

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

16/55 Haines 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)

Single price

\$535,000

#### Median sale price

Median price

\$580,000

Unit

x

Suburb

North Melbourne

Period - From

01/07/2023

to

30/06/2024

Source

REIV

#### Comparable property sales

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
22/70 Oshanassy Street, NORTH MELBOURNE 3051	\$542,000	17/05/2024
28 Pin Oak Crescent, FLEMINGTON 3031	\$500,000	23/04/2024
24/302 Abbotsford Street, NORTH MELBOURNE 3051	\$570,000	14/04/2024

This Statement of Information was prepared on:

07/10/2024