

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/ 9-13 O'Connell Street, North Melbourne Vic 3051


Indicative selling price

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

Single price or range between \$360,000 & \$390,000

Median sale price

Median price \$540,000 Property type Unit Suburb NORTH MELBOURNE

Period - From 1 Jul 2019 to 30 Sep 2019 Source 

Comparable property sales

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
21/205 Flemington Road, North Melbourne Vic 3051	\$365,000	10-Dec-19
3211/31 Abeckett Street, Melbourne Vic 3000	\$377,000	09-Jan-20
2409/8 Downie Street, Melbourne Vic 3000	\$390,000	06-Nov-19

This Statement of Information was prepared on: 8 January 2020