

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

22/147 Curzon Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$531,000

Property Type Unit

Suburb North Melbourne

Period - From 17/01/2022

to 16/01/2023

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	E11/140 Arden St NORTH MELBOURNE 3051	\$570,000	13/08/2022
2	5/57 Oshanassy St NORTH MELBOURNE 3051	\$568,000	24/10/2022
3	7/37 Haines St NORTH MELBOURNE 3051	\$502,000	27/07/2022

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.~~

This Statement of Information was prepared on:

17/01/2023 12:31



2 1 no

Rooms: 4

Property Type: Flat

Land Size: 60sqm sqm approx

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

17/01/2022 - 16/01/2023: \$531,000

No comparable unrenovated properties available

Comparable Properties



E11/140 Arden St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 -

Price: \$570,000

Method: Auction Sale

Date: 13/08/2022

Property Type: Unit



5/57 Oshanassy St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$568,000

Method: Private Sale

Date: 24/10/2022

Property Type: Apartment



7/37 Haines St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$502,000

Method: Private Sale

Date: 27/07/2022

Property Type: Unit

Land Size: 1602 sqm approx

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