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 betweer	\$400,000		&		\$440,000					
Median sale pi	rice									
Median price	\$531,000	Pro	operty Type	Unit			Suburb	North Melbourne		
Period - From	17/01/2022	to	16/01/2023		So	urce	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.

Ad	dress 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









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 Agent Comments (REI)



Price: \$570,000 Method: Auction Sale Date: 13/08/2022 Property Type: Unit



5/57 Oshanassy St NORTH MELBOURNE 3051 Agent Comments (REI)



Price: \$568,000 Method: Private Sale Date: 24/10/2022 Property Type: Apartment



7/37 Haines St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$502,000 Method: Private Sale Date: 27/07/2022 Property Type: Unit Land Size: 1602 sqm approx

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propertydata

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