

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

409/30-34 WRECKYN STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

1310/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$425,000	15-Feb-23
1103/155 FRANKLIN STREET MELBOURNE VIC 3000	\$430,000	06-Apr-23
4/700 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$427,000	20-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 14 March 2024



**1310/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

 1  1  1

Sold Price **\$425,000** Sold Date **15-Feb-23**

Distance **0.06km**



**1103/155 FRANKLIN STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$430,000** Sold Date **06-Apr-23**

Distance **1.05km**



**4/700 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051**

 1  1  1

Sold Price ^{RS} **\$427,000** Sold Date **20-Sep-23**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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