

## 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

17/80 O'Shanassy 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)

Range between

\$520,000

&

\$550,000

#### Median sale price

Median price

\$542,000

House

Unit

X

Suburb

North Melbourne

Period - From

01/07/2017

to

30/06/2018

Source

REIV

#### Comparable property sales (\*Delete A or B below as applicable)

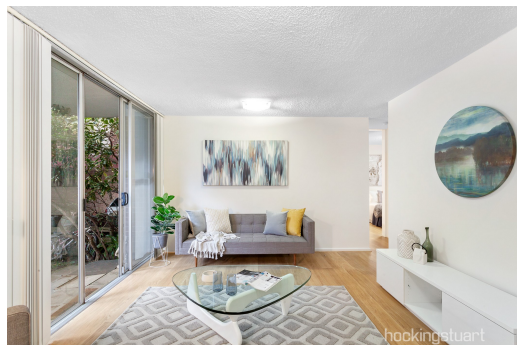
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property             | Price     | Date of sale |
|---|--------------------------------------------|-----------|--------------|
| 1 | 28/80 Oshanassy St NORTH MELBOURNE 3051    | \$555,000 | 17/04/2018   |
| 2 | 30/17-21 Blackwood St NORTH MELBOURNE 3051 | \$540,000 | 20/09/2018   |
| 3 | 1/83 Manningham St PARKVILLE 3052          | \$540,000 | 19/05/2018   |

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.

17/80 O'Shanassy Street, North Melbourne Vic 3051



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**Rooms:**  
**Property Type:** Flat  
**Agent Comments**

**Indicative Selling Price**  
\$520,000 - \$550,000  
**Median Unit Price**  
Year ending June 2018: \$542,000

## Comparable Properties



**28/80 Oshanassy St NORTH MELBOURNE 3051 (REI/VG)**

**Agent Comments**

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**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 17/04/2018  
**Rooms:** 3  
**Property Type:** Apartment



**30/17-21 Blackwood St NORTH MELBOURNE 3051 (REI)**

**Agent Comments**

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**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 20/09/2018  
**Rooms:** -  
**Property Type:** Apartment



**1/83 Manningham St PARKVILLE 3052 (REI/VG)**

**Agent Comments**

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**Price:** \$540,000  
**Method:** Auction Sale  
**Date:** 19/05/2018  
**Rooms:** -  
**Property Type:** Apartment