

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

405/30 Wreckyn Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$560,000 & \$590,000

Median sale price

Median price \$567,777 Property Type Unit Suburb North Melbourne

Period - From 26/04/2020 to 25/04/2021 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	1209/33 Blackwood St NORTH MELBOURNE 3051	\$590,000	06/04/2021
2	116/171 Flemington Rd NORTH MELBOURNE 3051	\$588,500	25/03/2021
3	2/8 Tyrone St NORTH MELBOURNE 3051	\$580,000	13/11/2020

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:

26/04/2021 13:03



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$560,000 - \$590,000

Median Unit Price

26/04/2020 - 25/04/2021: \$567,777

Comparable Properties



1209/33 Blackwood St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 06/04/2021

Property Type: Apartment



116/171 Flemington Rd NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$588,500

Method: Sold Before Auction

Date: 25/03/2021

Property Type: Apartment



2/8 Tyrone St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

2 1 1

Price: \$580,000

Method: Private Sale

Date: 13/11/2020

Property Type: Apartment