

92 Chapman Street, North Melbourne Vic 3051



2 Bed 1 Bath - Car

Property Type: House

Land Size: 111 sqm approx

Indicative Selling Price

\$975,000

Median House Price

Year ending December 2021:

\$1,395,000

Comparable Properties



20 Curran Street, North Melbourne 3051 (REI)

2 Bed 1 Bath - Car

Price: \$991,000

Method: Sale

Date: 10/03/2022

Property Type: House

Agent Comments: Fully renovated, similar land size and position



49 Erskine Street, North Melbourne 3051 (REI/VG)

3 Bed 1 Bath - Car

Price: \$1,100,000

Method: Private Sale

Date: 14/01/2022

Property Type: House

Land Size: 107 sqm approx

Agent Comments: Superior location, inferior accommodation



102 Melrose Street, North Melbourne 3051 (VG)

2 Bed 1 Bath - Car

Price: \$ 946,300

Method: Sale

Date: 16/12/2021

Property Type: House (Res)

Land Size: 99 sqm approx

Agent Comments: Inferior position, similar condition

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

92 Chapman Street, North Melbourne Vic 3051

Indicative selling price

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

Single Price

\$975,000

Median sale price

Median price

\$1,395,000

House

x

Suburb

North Melbourne

Period - From

01/01/2021

to

31/12/2021

Source

REIV

Comparable property sales

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
20 Curran Street, North Melbourne, Vic 3051	\$991,000	10/03/2022
49 Erskine Street, North Melbourne 3051	\$1,100,000	14/01/2022
102 Melrose Street, NORTH MELBOURNE 3051	\$946,300	16/12/2021

This Statement of Information was prepared on:

09/05/2022