

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

15/97 O'Shanassy Street, North Melbourne Vic 3051

Indicative selling price

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

Single Price

\$560,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

North Melbourne

Period - From

23/01/2022

to

22/01/2023

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	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	3/70 Oshanassy St NORTH MELBOURNE 3051	\$552,000	18/11/2022

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:

23/01/2023 16:19

15/97 O'Shanassy Street, North Melbourne Vic 3051

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Property Type:
Agent Comments

Indicative Selling Price
\$560,000

Median Unit Price
23/01/2022 - 22/01/2023: \$570,000

Comparable Properties



E11/140 Arden St NORTH MELBOURNE 3051 (REI) **Agent Comments**



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



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



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



3/70 Oshanassy St NORTH MELBOURNE 3051 (REI) **Agent Comments**



Price: \$552,000
Method: Sold Before Auction
Date: 18/11/2022
Property Type: Apartment

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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