

## 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

506/29-35 Wreckyn 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)

Single price

\$382,000

#### Median sale price

Median price

\$624,000

House

Unit

X

Suburb

North Melbourne

Period - From

01/10/2018

to

31/12/2018

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	304/11 OConnell St NORTH MELBOURNE 3051	\$381,000	06/10/2018
2	509/5 Caravel La DOCKLANDS 3008	\$380,000	30/01/2019
3	408A/640 Swanston St CARLTON 3053	\$370,000	21/09/2018

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.



1   
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**Rooms:** 2

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$382,000

**Median Unit Price**

December quarter 2018: \$624,000

## Comparable Properties

**304/11 OConnell St NORTH MELBOURNE 3051** Agent Comments  
(REI)

1   
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 1

**Price:** \$381,000

**Method:** Auction Sale

**Date:** 06/10/2018

**Rooms:** -

**Property Type:** Apartment



**509/5 Caravel La DOCKLANDS 3008 (REI/VG)** Agent Comments

1   
 1   
 1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 30/01/2019

**Rooms:** -

**Property Type:** Apartment



**408A/640 Swanston St CARLTON 3053** Agent Comments  
(REI/VG)

1   
 1   
 1

**Price:** \$370,000

**Method:** Private Sale

**Date:** 21/09/2018

**Rooms:** 2

**Property Type:** Apartment