

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

305/380 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 6 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

12/22-26 HOWARD STREET NORTH MELBOURNE VIC 3051	\$665,000	05-Apr-22
13/22-26 HOWARD STREET NORTH MELBOURNE VIC 3051	\$660,000	06-May-22

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 6 months.

This Statement of Information was prepared on: 03 August 2022

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**12/22-26 HOWARD STREET NORTH** Sold Price
MELBOURNE VIC 3051**\$665,000** Sold Date **05-Apr-22** 2  1  1Distance **0.17km****13/22-26 HOWARD STREET NORTH** Sold Price
MELBOURNE VIC 3051**\$660,000** Sold Date **06-May-22** 2  1  1Distance **0.17km****RS** = Recent sale**UN** = Undisclosed Sale

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