### 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

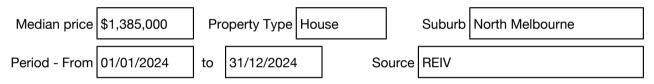
32 Baillie Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the meaning of this	s price see consumer	.vic.gov.au/underquoting
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Single price \$1,430,000

### Median sale price



### 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	1/55 Abbotsford St NORTH MELBOURNE 3051	\$1,300,000	29/11/2024
2	26 Baillie St NORTH MELBOURNE 3051	\$1,400,000	26/10/2024
3	238 Stanley St WEST MELBOURNE 3003	\$1,510,000	18/09/2024

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:

24/02/2025 12:42



32 Baillie Street, North Melbourne Vic 3051

# LUCAS MILLS

Lucas Mills 0410037682 0410037682





Property Type: House (Res)

lucas.mills@lucasmills.com.au Indicative Selling Price \$1,430,000 Median House Price Year ending December 2024: \$1,385,000

Agent Comments Year ending December 2024: \$1,385,00 Architect-designed multi-level showpiece highlights the true appeal of inner-city living with indoor/outdoor entertaining spaces and enviable location in one of inner-Melbourne's premier pockets.

## **Comparable Properties**



1/55 Abbotsford St NORTH MELBOURNE 3051 (REI)



Price: \$1,300,000 Method: Date: 29/11/2024 Property Type: Townhouse (Single)

### Agent Comments

Similar type build across multiple levels, one less bedroom and inferior location.



26 Baillie St NORTH MELBOURNE 3051 (REI/VG)



Price: \$1,400,000 Method: Auction Sale Date: 26/10/2024 Property Type: House (Res)

### Agent Comments

Very comparable property in the same development. Offering one less bedroom however has off street parking.



238 Stanley St WEST MELBOURNE 3003 (REI/VG)

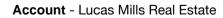


Price: \$1,510,000 Method: Private Sale Date: 18/09/2024

Property Type: House

#### Agent Comments

Comparable property across multiple levels. One less bedroom.





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