

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

71 Chetwynd Street, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$1,050,000

&

\$1,155,000

Median sale price*

Median price

\$1,100,000

Property Type

House

Suburb

North Melbourne

Period - From

01/06/2023

to

19/10/2023

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	168 Errol St NORTH MELBOURNE 3051	\$1,202,000	02/09/2023
2	66 Oconnell St MELBOURNE 3000	\$1,150,000	16/06/2023
3	502 Spencer St WEST MELBOURNE 3003	\$1,010,000	01/06/2023

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:

19/10/2023 14:14



2 1 0

Property Type: House
Land Size: 134 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median House Price *
01/06/2023 - 19/10/2023: \$1,100,000
* Agent calculated median

Comparable Properties



168 Errol St NORTH MELBOURNE 3051 (REI) **Agent Comments**

2 1 1

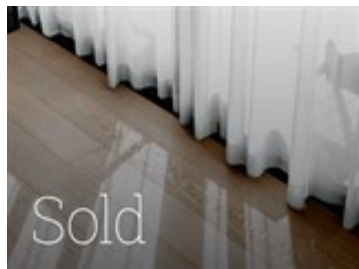
Price: \$1,202,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 138 sqm approx



66 Oconnell St MELBOURNE 3000 (REI) **Agent Comments**

2 1 1

Price: \$1,150,000
Method: Private Sale
Date: 16/06/2023
Property Type: House



502 Spencer St WEST MELBOURNE 3003 (REI) **Agent Comments**

2 1 2

Price: \$1,010,000
Method: Private Sale
Date: 01/06/2023
Property Type: House (Res)