

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 310/11-13 Oconnell Street, North Melbourne, VIC 3051

Indicative selling price

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

Single Price \$217,500

Median sale price

Median price \$585,000 Property Type House Suburb North Melbourne (3051)

Period - From 22/11/2023 to 28/05/2024 Source PDOL

Comparable property sales

A These are two 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
1404/243 FRANKLIN STREET, MELBOURNE VIC 3000	\$231,000	19/04/2024
210/243 FRANKLIN STREET, MELBOURNE VIC 3000	\$230,000	19/04/2024

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: 28/05/2024