

303/22 Courtney Street, North Melbourne Vic 3051



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$515,000
Median House Price
 Year ending September 2023:
 \$580,000

Comparable Properties



206/300 Swanston Street, Melbourne 3000 (REI)

1 Bed 1 Bath 1 Car
Price: \$525,000
Method: Private Sale
Date: 04/10/2023
Property Type: Apartment
Agent Comments: This property has : Superior location, Similar condition & Inferior Accommodation



5/456 William Street, West Melbourne 3003 (REI)

1 Bed 1 Bath 1 Car
Price: \$512,500
Method: Auction Sale
Date: 23/09/2023
Property Type: Unit
Agent Comments: This property has : Similar location, Inferior condition & Inferior Accommodation



51/422 Cardigan Street, Carlton 3053 (REI)

1 Bed 1 Bath 1 Car
Price: \$505,712
Method: Sold Before Auction
Date: 16/10/2023
Property Type: Apartment
Agent Comments: This property has : Similar location, Inferior condition & Inferior accommodation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

303/22 Courtney Street, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$515,000

Median sale price

Median price

\$580,400

Unit

x

Suburb

North Melbourne

Period - From

01/10/2023

to

30/09/2023

Source

REIV

Comparable property sales

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
206/300 Swanston Street, MELBOURNE 3000	\$525,000	04/10/2023
5/456 William Street, WEST MELBOURNE 3003	\$512,500	23/09/2023
51/422 Cardigan Street, CARLTON 3053	\$505,712	16/06/2023

This Statement of Information was prepared on:

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