

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 41 Courtney Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$2,750,000 & \$2,950,000

Median sale price

Median price \$1,365,000 Property Type House Suburb North Melbourne

Period - From 01/04/2024 to 30/06/2024 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	41 Little Lothian St.N NORTH MELBOURNE 3051	\$2,820,000	05/09/2024
2	435 Victoria St WEST MELBOURNE 3003	\$2,800,000	19/07/2024
3			

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: 09/09/2024 11:25

41 Courtney Street, North Melbourne Vic 3051



 4  3  3

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$2,750,000 - \$2,950,000

Median House Price

June quarter 2024: \$1,365,000

Comparable Properties



**41 Little Lothian St.N NORTH MELBOURNE
3051 (REI)**

Agent Comments

 3  3  2

Price: \$2,820,000

Method: Auction Sale

Date: 05/09/2024

Property Type: House (Res)



435 Victoria St WEST MELBOURNE 3003 (REI)

Agent Comments

 4  3  2

Price: \$2,800,000

Method: Private Sale

Date: 19/07/2024

Property Type: House (Res)

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.

Account - Melbourne Boutique Property



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