

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

4/80 O'Shanassy St, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$580,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

North Melbourne

Period - From

01/07/2021

to

30/09/2021

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	22/55 Haines St NORTH MELBOURNE 3051	\$605,000	15/06/2021
2	17/375 Abbotsford St NORTH MELBOURNE 3051	\$600,000	24/09/2021
3	207/130 Errol St NORTH MELBOURNE 3051	\$585,000	07/08/2021

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:

06/11/2021 13:42

4/80 O'Shanassy St, North Melbourne Vic 3051

**Jellis
Craig**

Dylan Francis

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Indicative Selling Price

\$580,000

Median Unit Price

September quarter 2021: \$560,000



2 1 0

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties

22/55 Haines St NORTH MELBOURNE 3051 (VG)

Agent Comments

2 - -

Price: \$605,000

Method: Sale

Date: 15/06/2021

Property Type: Flat/Unit/Apartment (Res)



17/375 Abbotsford St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Sold Before Auction

Date: 24/09/2021

Property Type: Flat



207/130 Errol St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

2 2 1

Price: \$585,000

Method: Private Sale

Date: 07/08/2021

Property Type: Apartment

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919



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