

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

3/15 Stawell Street, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,072,500

Property Type

Townhouse

Suburb

North Melbourne

Period - From

06/09/2023

to

05/09/2024

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	1/28 Erskine St NORTH MELBOURNE 3051	\$1,283,000	13/06/2024
2	4 Curzon PI NORTH MELBOURNE 3051	\$1,180,000	06/05/2024
3	6a St Andrews St NORTH MELBOURNE 3051	\$1,365,000	06/03/2024

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:

06/09/2024 09:08



3 2 1

Property Type: Townhouse

Agent Comments

Contemporary townhouse with secure off street parking.

Comparable Properties



1/28 Erskine St NORTH MELBOURNE 3051 (REI)

3 2 1

Price: \$1,283,000

Method: Auction Sale

Date: 13/06/2024

Property Type: Townhouse (Res)

Agent Comments

Superior Street frontage. Inferior condition



4 Curzon PI NORTH MELBOURNE 3051 (REI/VG)

3 3 1

Price: \$1,180,000

Method: Private Sale

Date: 06/05/2024

Property Type: Townhouse (Res)

Land Size: 68 sqm approx

Agent Comments

Similar accommodation. Superior garage. Inferior condition.



6a St Andrews St NORTH MELBOURNE 3051 (REI/VG)

3 2 1

Price: \$1,365,000

Method: Private Sale

Date: 06/03/2024

Property Type: Townhouse (Single)

Agent Comments

Superior Location. Similar Size. Similar Condition.