

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

307/380 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$625,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

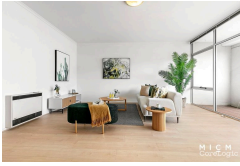
Date of sale

9/5 BEDFORD STREET NORTH MELBOURNE VIC 3051	\$661,000	29-Nov-24
10/22-26 HOWARD STREET NORTH MELBOURNE VIC 3051	-	04-Dec-24
4/39-47 PEEL STREET WEST MELBOURNE VIC 3003	\$680,000	03-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 30 January 2025



**9/5 BEDFORD STREET NORTH
MELBOURNE VIC 3051**

 2  1  1

Sold Price **\$661,000** Sold Date **29-Nov-24**

Distance **0.12km**



**10/22-26 HOWARD STREET
NORTH MELBOURNE VIC 3051**

 2  1  1

Sold Price ^{RS} - ^{UN} Sold Date **04-Dec-24**

Distance **0.17km**



**4/39-47 PEEL STREET WEST
MELBOURNE VIC 3003**

 2  1  1

Sold Price **\$680,000** Sold Date **03-Dec-24**

Distance **0.42km**



**207/130-140 ERROL STREET
NORTH MELBOURNE VIC 3051**

 2  2  1

Sold Price **\$640,000** Sold Date **31-Oct-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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