

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

77 Melrose Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$635,000 & \$675,000

Median sale price

Median price \$578,500 Property Type Unit Suburb North Melbourne

Period - From 01/01/2023 to 31/03/2023 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	16/201 Abbotsford St NORTH MELBOURNE 3051	\$673,000	22/02/2023
2	6 Birch La KENSINGTON 3031	\$644,100	27/05/2023
3	35 Mcallister Mews KENSINGTON 3031	\$626,000	07/02/2023

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:

02/06/2023 09:44



Rooms: 3

Property Type: Townhouse
(Single)

Land Size: Strata sqm approx

Agent Comments

One of a kind trilevel townhouse offering space, comfort and style in a great "lock up and leave" / city fringe location

Comparable Properties



**16/201 Abbotsford St NORTH MELBOURNE
3051 (VG)**

Agent Comments



Price: \$673,000

Method: Sale

Date: 22/02/2023

Property Type: Flat/Unit/Apartment (Res)



6 Birch La KENSINGTON 3031 (REI)

Agent Comments



Price: \$644,100

Method: Auction Sale

Date: 27/05/2023

Property Type: Townhouse (Res)



**35 Mcallister Mews KENSINGTON 3031
(REI/VG)**

Agent Comments



Price: \$626,000

Method: Private Sale

Date: 07/02/2023

Property Type: Townhouse (Res)

Land Size: 72 sqm approx