

## 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

11 CURZON PLACE NORTH MELBOURNE VIC 3051

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Dec 2022

to

30 Nov 2023

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

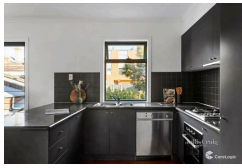
Date of sale

1/2 SCOTIA STREET NORTH MELBOURNE VIC 3051	\$950,000	26-Aug-23
71 CHETWYND STREET NORTH MELBOURNE VIC 3051	\$975,000	10-Nov-23

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: 20 December 2023


**1/2 SCOTIA STREET NORTH  
MELBOURNE VIC 3051**

 2
  1
  1

Sold Price **\$950,000** Sold Date **26-Aug-23**

Distance **0.28km**


**71 CHETWYND STREET NORTH  
MELBOURNE VIC 3051**

 2
  1
  -

Sold Price <sup>RS</sup> **\$975,000** Sold Date **10-Nov-23**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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