# 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

19a Sutton Street, North Melbourne Vic 3051

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$830,000		&		\$913,000					
Median sale p	rice									
Median price	\$1,080,000	Pro	operty Type	Том	nhouse		Suburb	North Melbourne		
Period - From	11/09/2023	to	10/09/2024		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	2/40 Cobden St NORTH MELBOURNE 3051	\$890,000	13/06/2024
2	2/17 Mooltan St TRAVANCORE 3032	\$880,000	03/05/2024
3	8/45 Leveson St NORTH MELBOURNE 3051	\$890,000	06/04/2024

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:

11/09/2024 16:23









**Property Type:** House Agent Comments

Indicative Selling Price \$830,000 - \$913,000 Median Townhouse Price 11/09/2023 - 10/09/2024: \$1,080,000

# **Comparable Properties**



2/40 Cobden St NORTH MELBOURNE 3051 (REI/VG)



Price: \$890,000 Method: Sold Before Auction Date: 13/06/2024 Property Type: Townhouse (Res)

2/17 Mooltan St TRAVANCORE 3032 (REI/VG) Agent Comments

Agent Comments



Price: \$880,000 Method: Private Sale Date: 03/05/2024 Property Type: Townhouse (Single)



8/45 Leveson St NORTH MELBOURNE 3051 Agent Comments (REI/VG)

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Price: \$890,000 Method: Auction Sale Date: 06/04/2024 Property Type: Townhouse (Res)

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



propertydata

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