

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 between \$830,000 & \$913,000

Median sale price

Median price \$1,080,000 Property Type Townhouse Suburb North Melbourne

Period - From 11/09/2023 to 10/09/2024 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	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



2 2 1

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) Agent Comments

2 2 1

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



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

2 2 1

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



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

2 2 1

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