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 33 Little Baillie Street, North Melbourne Vic 3051 Including suburb and postcode

Indicative selling price

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

Range between \$1,650,000 & \$1,720,000

Median sale price

Median price	\$1,085,500	Pro	perty Type T	ownhouse		Suburb	North Melbourne
Period - From	24/01/2024	to	23/01/2025		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	13 Lancashire La NORTH MELBOURNE 3051	\$1,815,000	16/11/2024
2	3/35 Little Baillie St NORTH MELBOURNE 3051	\$1,700,000	20/09/2024
3	8 Little Errol St NORTH MELBOURNE 3051	\$1,625,000	10/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/01/2025 11:33



LUCAS MILLS

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> **Indicative Selling Price** \$1,650,000 - \$1,720,000

Median Townhouse Price

24/01/2024 - 23/01/2025: \$1,085.500





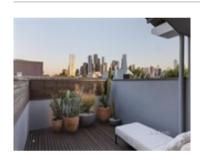
Property Type: Townhouse

(Single)

Agent Comments

3 bedroom, 2 bathroom street frontage townhouse with open plan living kitchen & meals area. Single lock-up garage and roof-top terrace.

Comparable Properties



13 Lancashire La NORTH MELBOURNE 3051 (REI/VG)



Price: \$1,815,000 Method: Auction Sale Date: 16/11/2024

Property Type: Townhouse (Res)

Agent Comments

Similar style property built across multiple levels. Similar location. Slightly newer internally, doesn't have roof-top

terrace.



3/35 Little Baillie St NORTH MELBOURNE 3051 (REI)







Price: \$1,700,000 Method: Private Sale Date: 20/09/2024

Property Type: Townhouse (Res)

Agent Comments

Very similar overall property in the same development. Offering the same accomodation. Inferior as doesn't have

street frontage.



8 Little Errol St NORTH MELBOURNE 3051 (REI/VG)





Price: \$1,625,000 Method: Private Sale Date: 10/08/2024 Property Type: House

Agent Comments

Very similar location, slightly newer build. Inferior as much smaller spaces and no roof-top terrace.

Account - Lucas Mills Real Estate



