woodards 🚾

5 Bendigo Street, North Melbourne Vic 3051



3 Bed 2 Bath 1 Car Rooms: 5 Property Type: Townhouse (Res) Land Size: 90 sqm approx Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price December quarter 2021: \$1,400,000

Comparable Properties



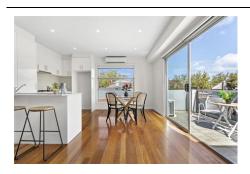
14 Purcell Street, North Melbourne 3051 (REI/VG)

3 Bed 2 Bath 1 Car Price: \$1,395,000 Method: Private Sale Date: 30/11/2021 Property Type: House Land Size: 72 sqm approx Agent Comments: 3 level townhouse of similar size



16 Courtney Place, North Melbourne 3051 (REI/VG)

3 Bed 2 Bath 1 Car Price: \$1,312,500 Method: Private Sale Date: 12/10/2021 Property Type: House Agent Comments: 3 level contemporary townhouse



50 Lothian Street, North Melbourne 3051 (REI)

3 Bed 2 Bath 2 Car Price: \$1,260,000 Method: Auction Sale Date: 18/10/2021 Property Type: Townhouse (Res) Agent Comments: Compact 3 level townhouse

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address locality and postcode

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Including suburb or 5 Bendigo Street, North Melbourne Vic 3051

Indicative selling price

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

Range between	\$1,250,000	&	\$1,350,000]
edian sale price	;			
Median price	\$1,400,000	House x	Suburb North Melbo	urne
Period - From	01/10/2021 to	31/12/2021	Source RE	IV

Comparable property sales

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
14 Purcell Street, NORTH MELBOURNE 3051	\$1,395,000	30/11/2021
16 Courtney Place, NORTH MELBOURNE 3051	\$1,312,500	12/10/2021
50 Lothian Street, NORTH MELBOURNE 3051	\$1,260,000	18/10/2021

This Statement of Information was prepared on:

11/03/2022 08:55



This guide must not be taken as legal advice.