

## 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  
Including suburb or  
locality and postcode

5 Bendigo Street, North Melbourne Vic 3051

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

#### Median sale price

Median price \$1,400,000 House x Suburb North Melbourne

Period - From 01/10/2021 to 31/12/2021 Source REIV

#### 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:

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