

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

210/25 BYRON STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$375,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

3/20 BYRON STREET NORTH MELBOURNE VIC 3051	\$440,000	03-Nov-23
33-35 ARDEN STREET NORTH MELBOURNE VIC 3051	\$452,500	31-Oct-23
388 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$405,000	07-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 22 January 2024

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**3/20 BYRON STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price **\$440,000** Sold Date **03-Nov-23**

Distance **0.03km**



**33-35 ARDEN STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price ^{RS} **\$452,500** Sold Date **31-Oct-23**

Distance **0.15km**



**388 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051**

1 1 1

Sold Price **\$405,000** Sold Date **07-Aug-23**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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