

506/30 Wreckyn Street, North Melbourne Vic 3051



2 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$610,000
Median House Price
 June quarter 2022: \$666,500

Comparable Properties



6/76 Haines Street, North Melbourne 3051 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$625,000
Method: Auction Sale
Date: 30/07/2022
Property Type: Apartment
Agent Comments: Older, compact apartment in comfortable order



1310/58 Jeffcott Street, West Melbourne 3003 (REI)

2 Bed 2 Bath 1 Car
Price: \$620,000
Method: Private Sale
Date: 03/10/2022
Property Type: Apartment
Agent Comments: Contemporary apartment in fair condition



E11/140 Arden Street, North Melbourne 3051 (REI)

2 Bed 1 Bath - Car
Price: \$570,000
Method: Auction Sale
Date: 13/08/2022
Property Type: Unit
Agent Comments: Older, compact apartment; no car space.

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

506/30 Wreckyn Street, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$610,000

Median sale price

Median price

\$666,500

Unit

x

Suburb

North Melbourne

Period - From

01/04/2022

to

30/06/2022

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
6/76 Haines Street, NORTH MELBOURNE 3051	\$625,000	30/07/2022
1310/58 Jeffcott Street, WEST MELBOURNE 3003	\$620,000	03/10/2022
E11/140 Arden Street, NORTH MELBOURNE 3051	\$570,000	13/08/2022

This Statement of Information was prepared on:

14/11/2022