

136 Capel Street, North Melbourne Vic 3051



4 Bed 1 Bath - Car
Property Type: House (Res)
Land Size: 105 sqm approx
Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 Year ending December 2023:
 \$1,420,000

Comparable Properties



71 Chetwynd Street, North Melbourne 3051 (REI/VG)

2 Bed 1 Bath - Car
Price: \$975,000
Method: Private Sale
Date: 10/11/2023
Property Type: House
Land Size: 134 sqm approx
Agent Comments: Similar location, inferior accommodation, slightly better condition, superior land size



41 Kay Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath - Car
Price: \$955,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 104 sqm approx
Agent Comments: Superior location, inferior accommodation and condition, same land size



179 Errol Street, North Melbourne 3051 (REI/VG)

2 Bed 1 Bath - Car
Price: \$950,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 84 sqm approx
Agent Comments: Inferior accommodation and land size, similar location, superior condition

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

136 Capel Street, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,420,000

House

x

Suburb

North Melbourne

Period - From

01/01/2023

to

31/12/2023

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
71 Chetwynd Street, NORTH MELBOURNE 3051	\$975,000	10/11/2023
41 Kay Street, CARLTON 3053	\$955,000	24/02/2024
179 Errol Street, NORTH MELBOURNE 3051	\$950,000	02/12/2023

This Statement of Information was prepared on:

13/03/2024 10:34