

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

107/139-145 Chetwynd 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

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 May 2020

to

30 Apr 2021

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

408/30-34 Wreckyn Street North Melbourne VIC 3051	\$570,000	25-Sep-20
6/30-44 Chetwynd Street West Melbourne VIC 3003	\$590,250	01-Dec-20
18/70 Oshanassy Street North Melbourne VIC 3051	\$124,700	30-Jun-98

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.~~

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**408/30-34 Wreckyn Street North
Melbourne VIC 3051**

2 1 1

Sold Price

\$570,000

Sold Date **25-Sep-20**

Distance **0.29km**



**6/30-44 Chetwynd Street West
Melbourne VIC 3003**

2 1 1

Sold Price

\$590,250

Sold Date **01-Dec-20**

Distance **0.52km**



**18/70 Oshanassy Street North
Melbourne VIC 3051**

2 1 1

Sold Price

\$124,700

Sold Date **30-Jun-98**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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