

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

G5/139-145 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

or range
between

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2020

to

28 Feb 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

1/17-21 Blackwood Street North Melbourne VIC 3051	\$420,000	27-Mar-21
201/175 Rosslyn Street West Melbourne VIC 3003	\$401,250	22-Mar-21
204/25 Byron Street North Melbourne VIC 3051	\$440,000	02-Dec-20

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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**1/17-21 Blackwood Street North
Melbourne VIC 3051**

1 1 1

Sold Price

^{RS} **\$420,000**

Sold Date

27-Mar-21

Distance

0.25km



**201/175 Rosslyn Street West
Melbourne VIC 3003**

1 1 1

Sold Price

^{RS} **\$401,250**

Sold Date

22-Mar-21

Distance

0.87km



**204/25 Byron Street North
Melbourne VIC 3051**

1 1 1

Sold Price

\$440,000

Sold Date

02-Dec-20

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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