

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

11/35 ARDEN 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

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Dec 2023

to

30 Nov 2024

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

15/352-362 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$437,500	22-Aug-24
318/350 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$425,000	21-Sep-24
305/58 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$435,000	25-Jul-24

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: 12 December 2024



**15/352-362 VICTORIA STREET
NORTH MELBOURNE VIC 3051**

1 1 1

Sold Price

\$437,500

Sold Date **22-Aug-24**

Distance

0.56km



**318/350 VICTORIA STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price

\$425,000

Sold Date **21-Sep-24**

Distance

0.57km



**305/58 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

1 1 -

Sold Price

\$435,000

Sold Date **25-Jul-24**

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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