

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 156 Curzon Street, North Melbourne, VIC 3051

Indicative selling price

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

Single Price \$1,400,000

Median sale price

Median price \$1,302,500 Property Type House Suburb North Melbourne (3051)

Period - From 01/07/2022 to 30/06/2023 Source Corelogic

Comparable property sales

A 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
28 BAILLIE STREET, NORTH MELBOURNE VIC 3051	\$1,460,000	22/07/2023
15 HAINES STREET, NORTH MELBOURNE VIC 3051	\$1,445,000	26/08/2023
133 LEVESON STREET, NORTH MELBOURNE VIC 3051	\$1,470,000	01/04/2023

This Statement of Information was prepared on: 28/08/2023