

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 J7/116 O'Shanassy Street, North Melbourne, VIC 3051

Indicative selling price

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

Price Range

\$825,000

&

\$875,000

Median sale price

Median price

\$1,150,000

Property Type

Townhouse

Suburb

North Melbourne (3051)

Period - From

31/08/2020

to

30/08/2021

Source

realestate.com.au

Comparable property sales

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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
8/680 VICTORIA STREET, NORTH MELBOURNE VIC 3051	\$882,500	15/05/2021
15/38 CHAPMAN STREET, NORTH MELBOURNE VIC 3051	\$810,000	17/04/2021
15 WILSON MEWS, NORTH MELBOURNE VIC 3051	\$832,500	06/04/2021

This Statement of Information was prepared on: 30/09/2021