

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	5/21 Temperance Hall Lane, North Melbourne, VIC 3051
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Indicative selling price

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

Price Range	\$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,190,000	Property Type	House	Suburb	North Melbourne (3051)
Period - From	01/09/2023	to	31/08/2024	Source	Corelogic

Comparable property sales

A These are two 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
26 LITTLE BAILLIE STREET, NORTH MELBOURNE VIC 3051	\$1,410,000	30/07/2024
39 IRELAND STREET, WEST MELBOURNE VIC 3003	\$1,587,000	29/06/2024

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 six months.

This Statement of Information was prepared on:	05/09/2024
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