



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

8/5 Bedford Street, North Melbourne, 3051

Indicative selling price

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

Single price

or range between

\$638,000.00

&

\$698,000.00

Median sale price

Median price

\$582,500.00

Property type

Unit/Apartment

Suburb

NORTH MELBOURNE

Period - From

Apr 2023

to

Mar 2024

Source

REIV

Comparable property sales

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

11/22-26 Howard St NORTH MELBOURNE 3051

\$681,000.00

10/06/2024

7/55 Haines St NORTH MELBOURNE 3051

\$671,000.00

16/05/2024

7/39-47 Peel St WEST MELBOURNE 3003

\$670,000.00

12/05/2024

This Statement of Information was prepared on: Thursday 11th July 2024