

19 Canning Street, North Melbourne Vic 3051



2 Bed 1 Bath - Car
Rooms: 5
Property Type: House (Res)
Indicative Selling Price
 \$1,575,000
Median House Price
 13/09/2023 - 12/09/2024:
 \$1,357,500

Comparable Properties



118 Chetwynd Street, North Melbourne 3051 (REI)

2 Bed 1 Bath - Car
Price: \$1,585,000
Method: Private Sale
Date: 23/08/2024
Property Type: House
Land Size: 195 sqm approx
Agent Comments: Comparable attributes, similar internal condition/presentation



39 Ireland Street, West Melbourne 3003 (REI/VG)

3 Bed 2 Bath 1 Car
Price: \$1,587,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House(Res)
Land Size: 208 sqm approx
Agent Comments: Has additional bedroom and parking facilities, modern building no period features, inferior quality and location



20 Canning Street, North Melbourne 3051 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$1,550,000
Method: Private Sale
Date: 09/05/2024
Property Type: House
Land Size: 215 sqm approx
Agent Comments: Comparable beds/baths, same street, comparable condition and presentation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

19 Canning Street, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$1,575,000

Median sale price

Median price

\$1,357,500

House

x

Suburb

North Melbourne

Period - From

13/09/2023

to

12/09/2024

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
118 Chetwynd Street, NORTH MELBOURNE 3051	\$1,585,000	23/08/2024
39 Ireland Street, WEST MELBOURNE 3003	\$1,587,000	29/06/2024
20 Canning Street, NORTH MELBOURNE 3051	\$1,550,000	09/05/2024

This Statement of Information was prepared on:

30/10/2024