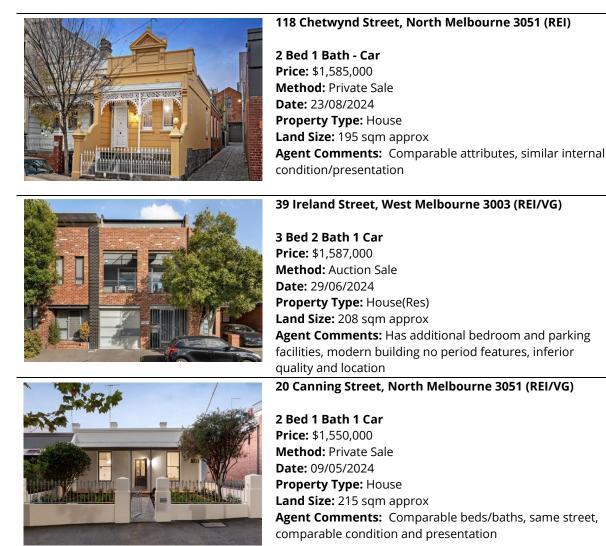
woodards

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



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 locality and postcode

Including suburb or 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 | Н | ouse x | s | Suburb | North Me | elbourne | |
|---------------|-------------|----|----------|----|--------|----------|----------|--|
| Period - From | 13/09/2023 | to | 12/09/20 | 24 | | 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



This guide must not be taken as legal advice.