

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

16/520-528 VICTORIA STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$535,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

207/89 RODEN STREET WEST MELBOURNE VIC 3003	\$590,000	21-Nov-24
2216/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$520,000	06-Nov-24
502/97-103 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$540,000	19-Dec-24

OR

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 6 months.~~

This Statement of Information was prepared on: 13 February 2025



**207/89 RODEN STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

^{RS} **\$590,000**

Sold Date **21-Nov-24**

Distance **0.32km**



**2216/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

\$520,000

Sold Date **06-Nov-24**

Distance **0.64km**



**502/97-103 FLEMINGTON ROAD
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price

\$540,000

Sold Date **19-Dec-24**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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