# woodards 🚾

## A22/100 Arden Street, North Melbourne Vic 3051



2 Bed 1 Bath 1 Car Rooms: 1 Property Type: Apartment Indicative Selling Price \$500,000 - \$550,000 Median House Price Year ending December 2022: \$607,500

## **Comparable Properties**



#### 5/57 Oshanassy Street, North Melbourne 3051 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$568,000 Method: Private Sale Date: 24/10/2022 Property Type: Apartment Agent Comments: similar location, comparable condition, inferior accommodation



#### 3/70 O'Shanassy Street, North Melbourne 3051 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$552,000 Method: Sold Before Auction Date: 18/11/2022 Property Type: Apartment Agent Comments: similar accommodation, inferior position, comparable condition



#### 12/7 Curran Street, North Melbourne 3051 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$506,000 Method: Private Sale Date: 18/11/2022 Property Type: Apartment Agent Comments: Similar location and floor plan, inferior accommodation

## 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

 A22/100 Arden Street, North Melbourne Vic 3051

 Indicative selling price

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

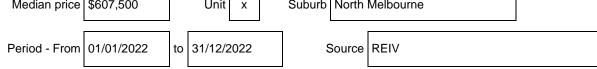
 Range between
 \$500,000

 &
 \$550,000

 Median sale price

 Median price
 \$607,500

 Unit
 x
 Suburb North Melbourne



### **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
5/57 Oshanassy Street, NORTH MELBOURNE 3051	\$568,000	24/10/2022
3/70 Oshanassy Street, NORTH MELBOURNE 3051	\$552,000	18/11/2022
12/7 Curran Street, NORTH MELBOURNE 3051	\$506,000	18/11/2022

This Statement of Information was prepared on:

08/03/2023 08:36



This guide must not be taken as legal advice.