

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

Period - From 01/01/2022 to 31/12/2022 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
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:

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