# woodards 🚾

# 404/350 Victoria Street, North Melbourne Vic 3051



1 Bed 1 Bath 1 Car Property Type: Apartment Indicative Selling Price \$379,000 Median House Price Year ending March 2022: \$578,750

# **Comparable Properties**



#### 10/352 Victoria Street, North Melbourne 3051 (REI/VG)

1 Bed 1 Bath 1 Car Price: \$436,000 Method: Auction Sale Date: 19/02/2022 Property Type: Unit Agent Comments: Modern apartment located in the same street.



## 113/9 Degraves Street, Melbourne 3000 (VG)

1 Bed 1 Bath 1 Car Price: \$415,000 Method: Sale Date: 07/04/2022 Property Type: Flat/Unit/Apartment (Res) Agent Comments: Located with a heritage building, modern interior.



#### 3/82 Canning Street, Carlton 3053 (REI)

1 Bed 1 Bath 1 Car Price: \$410,000 Method: Private Sale Date: 28/04/2022 Property Type: Apartment Agent Comments: Modern apartment building, inferior views.

## **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 404/350 Victoria Street, North Melbourne Vic 3051

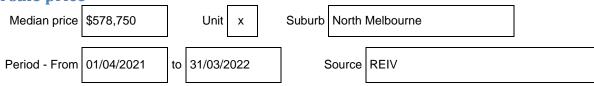
## **Indicative selling price**

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

Single price

\$379,000

## **Median sale price**



## **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
10/352 Victoria Street, NORTH MELBOURNE 3051	\$436,000	19/02/2022
113/9 Degraves Street, MELBOURNE 3000	\$415,000	07/04/2022
3/82 Canning Street, CARLTON 3053	\$410,000	28/04/2022

This Statement of Information was prepared on:

14/10/2022



This guide must not be taken as legal advice.