

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 Degraes 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
Including suburb or
locality and postcode

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

Median price

\$578,750

Unit

x

Suburb

North Melbourne

Period - From

01/04/2021

to

31/03/2022

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
10/352 Victoria Street, NORTH MELBOURNE 3051	\$436,000	19/02/2022
113/9 Degraes 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