

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

22/147 CURZON 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

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

403/111 CANNING STREET NORTH MELBOURNE VIC 3051	\$500,000	30-Oct-23
311/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$520,000	28-Aug-23
1101/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$550,000	18-Nov-23




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: 17 January 2024






403/111 CANNING STREET NORTH Sold Price **\$500,000** Sold Date **30-Oct-23**
MELBOURNE VIC 3051

 2
  1
  1

Distance **0.75km**






311/83 FLEMINGTON ROAD NORTH Sold Price **\$520,000** Sold Date **28-Aug-23**
MELBOURNE VIC 3051

 2
  1
  1

Distance **0.44km**



1101/93 FLEMINGTON ROAD Sold Price **\$550,000** Sold Date **18-Nov-23**
NORTH MELBOURNE VIC 3051

 2
  1
  1

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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