

# 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 C606/111 Canning Street, North Melbourne 3051 (2 Bed 1 Bath 1 Car)

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$675,000

or range between \$

&

\$

### Median sale price

Median price \$631,000

Apartment *Apartment*

Suburb North Melbourne

Period - From 1 May 2023

to

10 Nov 2023

Source RP Data

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

6/57 Oshanassy Street, North Melbourne 3051	\$595,000	07 May 2023
9/19 Wood Street, North Melbourne 3051	\$659,999	04 Aug 2023
8/159-169 Curzon Street, North Melbourne 3051	\$638,000	30 Sep 2023

**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 six months.

This Statement of Information was prepared on: 11 November 2023