

# 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

15/70 Oshanassy Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$420,000

### Median sale price

Median price

\$578,500

Property Type

Unit

Suburb

North Melbourne

Period - From

01/01/2023

to

31/03/2023

Source

REIV

### 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	Price	Date of sale
1	D14/81 OShanassy St NORTH MELBOURNE 3051	\$420,000	04/04/2023
2	16/70 Oshanassy St NORTH MELBOURNE 3051	\$418,000	19/04/2023
3			

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:

05/05/2023 13:44

15/70 Oshanassy Street, North Melbourne Vic 3051

**Jellis  
Craig**

Johanna Doherty

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johannadoherty@jellisrcraig.com.au

**Indicative Selling Price**

\$420,000

**Median Unit Price**

March quarter 2023: \$578,500



1 1 0

**Rooms:** 2

**Property Type:** Flat

**Land Size:** 2299.824 sqm approx

Agent Comments

## Comparable Properties



**D14/81 OShanassy St NORTH MELBOURNE  
3051 (REI)**

Agent Comments

1 1 -

**Price:** \$420,000

**Method:** Sold Before Auction

**Date:** 04/04/2023

**Property Type:** Apartment



**16/70 Oshanassy St NORTH MELBOURNE  
3051 (REI)**

Agent Comments

1 1 -

**Price:** \$418,000

**Method:** Sold Before Auction

**Date:** 19/04/2023

**Property Type:** Unit

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.

**Account - Jellis Craig**



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