

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

6/57 O'Shanassy Street, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$600,000

Median sale price

Median price

\$628,000

Property Type

Unit

Suburb

North Melbourne

Period - From

01/10/2022

to

31/12/2022

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	6/469 Dryburgh St NORTH MELBOURNE 3051	\$640,000	04/03/2023
2	6/65 Oshanassy St NORTH MELBOURNE 3051	\$595,000	25/03/2023
3	15/97 Oshanassy St NORTH MELBOURNE 3051	\$577,000	14/03/2023

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:

04/04/2023 14:27

6/57 O'Shanassy Street, North Melbourne Vic 3051



Trevor Gange
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Indicative Selling Price

\$600,000

Median Unit Price

December quarter 2022: \$628,000



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



6/469 Dryburgh St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$640,000

Method: Auction Sale

Date: 04/03/2023

Property Type: Unit



6/65 Oshanassy St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$595,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Unit



15/97 Oshanassy St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$577,000

Method: Private Sale

Date: 14/03/2023

Property Type: Apartment

Account - Jellis Craig



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