

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

11/22-26 HOWARD 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

\$658,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 May 2023

to

30 Apr 2024

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

1/1 BEDFORD STREET NORTH MELBOURNE VIC 3051	\$675,000	07-Dec-23
6/30-44 CHETWYND STREET WEST MELBOURNE VIC 3003	\$640,000	16-Dec-23
1809/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$660,000	03-Mar-24

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.~~

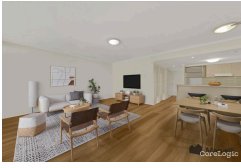
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**1/1 BEDFORD STREET NORTH
MELBOURNE VIC 3051**

2 1 1

Sold Price **\$675,000** Sold Date **07-Dec-23**

Distance **0.26km**



**6/30-44 CHETWYND STREET
WEST MELBOURNE VIC 3003**

2 1 1

Sold Price **\$640,000** Sold Date **16-Dec-23**

Distance **0.32km**



**1809/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

2 1 1

Sold Price **\$660,000** Sold Date **03-Mar-24**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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