## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

n Road, North Melbourne Vic 3051
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### Indicative selling price

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

Range between	\$420,000	&	\$462,000
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#### Median sale price\*

Median price	\$440,000	Pro	perty Type U	nit		Suburb	North Melbourne
Period - From	19/09/2024	to	19/03/2025	So	urce	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

Α\* 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

Add	dress of comparable property	Price	Date of sale
1	13/77 Chapman St NORTH MELBOURNE 3051	\$460,000	20/01/2025
2	312/86 Macaulay Rd NORTH MELBOURNE 3051	\$460,000	14/01/2025
3	110/171 Flemington Rd NORTH MELBOURNE 3051	\$420,000	26/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/03/2025 11:13



<sup>\*</sup> The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.







Rooms: 3

Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$420,000 - \$462,000 Median Unit Price \* 19/09/2024 - 19/03/2025: \$440,000 \* Agent calculated median based on 3 sales

# Comparable Properties



13/77 Chapman St NORTH MELBOURNE 3051 (REI)

**Agent Comments** 

Price: \$460,000 Method: Private Sale Date: 20/01/2025

Property Type: Apartment



312/86 Macaulay Rd NORTH MELBOURNE 3051 (REI)

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**Agent Comments** 

Price: \$460,000 Method: Private Sale Date: 14/01/2025

Property Type: Apartment



110/171 Flemington Rd NORTH MELBOURNE 3051 (REI) Agent Comments

Price: \$420,000

Method: Sold Before Auction

Date: 26/09/2024

Property Type: Apartment

Account - Nardella RE | P: 03 93298900 | F: 03 9328 3878





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