

2/7 Curran Street, North Melbourne Vic 3051



2 Bed 1 Bath 1 Car

Property Type: House (Previously Occupied - Detached)

Indicative Selling Price

\$470,000 - \$510,000

Median House Price

Year ending December 2023:

\$574,500

Comparable Properties



87/171 Flemington Road, North Melbourne 3051 (REI)

2 Bed 1 Bath 1 Car

Price: \$490,000

Method: Private Sale

Date: 24/02/2024

Property Type: Apartment

Agent Comments: Similar layout and size Similar location Curran Street, superior and have a parking space



16/43 Haines Street, North Melbourne 3051 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$470,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Apartment

Agent Comments: Similar layout and size Similar location Curran Street

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

2/7 Curran Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$470,000 & \$510,000

Median sale price

Median price \$574,500 Unit x Suburb North Melbourne

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales

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
87/171 Flemington Road, NORTH MELBOURNE 3051	\$490,000	24/02/2024
16/43 Haines Street, NORTH MELBOURNE 3051	\$470,000	18/11/2023

This Statement of Information was prepared on:

13/03/2024 09:58