

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

48 Molesworth Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,410,000

Property Type House

Suburb North Melbourne

Period - From 01/04/2022

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		
2		
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:

18/06/2023 21:07

48 Molesworth Street, North Melbourne Vic 3051



Trevor Gange
03 8415 6100
0499 332 211

trevorgange@jellisrcraig.com.au

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

Year ending March 2023: \$1,410,000



3 1 1

Property Type: House

Agent Comments

“Due to a lack of sales data in the past 3 months the quarterly median sale price is unavailable. For the aforementioned reason we have adopted the annual median sale price for the purposes of this report”

Comparable Properties

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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