

# 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

205/33 Wreckyn Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$538,000

### Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

North Melbourne

Period - From

01/04/2021

to

30/06/2021

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	307/139 Chetwynd St NORTH MELBOURNE 3051	\$543,000	18/05/2021
2	107/139 Chetwynd St NORTH MELBOURNE 3051	\$535,000	28/06/2021
3	25/60 Oshanassy St NORTH MELBOURNE 3051	\$525,000	22/05/2021

**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:

04/10/2021 12:43



2   
 1   
 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$538,000

**Median Unit Price**  
 June quarter 2021: \$610,000

## Comparable Properties



**307/139 Chetwynd St NORTH MELBOURNE**  
**3051 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$543,000  
**Method:** Private Sale  
**Date:** 18/05/2021  
**Property Type:** Apartment



**107/139 Chetwynd St NORTH MELBOURNE**  
**3051 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 28/06/2021  
**Property Type:** Apartment  
**Land Size:** 1100 sqm approx



**25/60 Oshanassy St NORTH MELBOURNE**  
**3051 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$525,000  
**Method:** Auction Sale  
**Date:** 22/05/2021  
**Property Type:** Apartment