

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

23/61-65 HAINES 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

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

5/147 CURZON STREET NORTH MELBOURNE VIC 3051	\$557,000	03-Jun-23
6/57 OSHANASSY STREET NORTH MELBOURNE VIC 3051	\$595,000	07-May-23
11/43-47 HAINES STREET NORTH MELBOURNE VIC 3051	\$550,000	29-Apr-23

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.~~

This Statement of Information was prepared on: 02 November 2023


**5/147 CURZON STREET NORTH
MELBOURNE VIC 3051**

 2
  1
  1

Sold Price

RS

\$557,000

Sold Date

03-Jun-23

Distance

0.17km

**6/57 OSHANASSY STREET NORTH
MELBOURNE VIC 3051**

 2
  1
  1

Sold Price

\$595,000

Sold Date

07-May-23

Distance

0.22km

**11/43-47 HAINES STREET NORTH
MELBOURNE VIC 3051**

 2
  1
  1

Sold Price

\$550,000

Sold Date

29-Apr-23

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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