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

324/350 VICTORIA 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		\$695,000	&	\$755,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$480,000	Prop	erty type	Unit		Suburb	North Melbourne	
Period-from	01 May 2024	to	30 Apr 202	25	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	
121/350 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$747,777	05-Mar-24	
118/350 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$725,000	20-Jun-24	
10/22-26 HOWARD STREET NORTH MELBOURNE VIC 3051	\$751,250	04-Dec-24	

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.

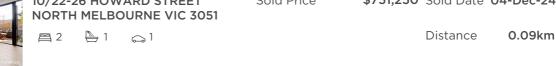
This Statement of Information was prepared on: 06 May 2025



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	121/350 VICTORIA STREET NORTH MELBOURNE VIC 3051	Sold Price \$747,777		Sold Date	05-Mar-24
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	118/350 VICTORIA STREET NORTH MELBOURNE VIC 3051	Sold Price	\$725,000	Sold Date	20-Jun-24
	🛱 2 🗎 1 🞧 1			Distance	Okm
	10/22-26 HOWARD STREET	Sold Price	\$751,250	Sold Date	04-Dec-24



RS = Recent sale UN = Undisclosed Sale

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