

# 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

6/19 Wood 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

\$595,000

### Median sale price

Median price

\$595,500

Property Type

Unit

Suburb

North Melbourne

Period - From

01/01/2020

to

31/03/2020

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	12/159 Curzon St, North Melbourne, Vic 3051, Australia	\$580,000	22/02/2020
2	81 Oshanassy St NORTH MELBOURNE 3051	\$592,000	14/03/2020
3	13/147 Curzon St NORTH MELBOURNE 3051	\$545,000	21/05/2020

**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:

05/06/2020 09:41



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

**Indicative Selling Price**  
\$595,000

**Median Unit Price**  
March quarter 2020: \$595,500

## Comparable Properties

**12/159 Curzon St, North Melbourne, Vic 3051, Australia (REI)** **Agent Comments**

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**Price:** \$580,000  
**Method:**  
**Date:** 22/02/2020  
**Property Type:** Apartment

**81 Oshanassy St NORTH MELBOURNE 3051 (VG)** **Agent Comments**

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**Price:** \$592,000  
**Method:** Sale  
**Date:** 14/03/2020  
**Property Type:** Flat/Unit/Apartment (Res)



**13/147 Curzon St NORTH MELBOURNE 3051 (REI)** **Agent Comments**

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**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 21/05/2020  
**Rooms:** 3  
**Property Type:** Apartment