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

D1-6/81 O'Shanassy Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price	$515,000	Property Type	Unit	Suburb	North Melbourne
Period - From	01/01/2019	to	31/12/2019	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	28/61a Haines St NORTH MELBOURNE 3051	$546,000	30/11/2019
3	11/37 Haines St NORTH MELBOURNE 3051	$529,000	09/10/2019

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: 24/02/2020 13:42

CONSUMER AFFAIRS VICTORIA

🛏 2   🛁 1   🚗 1

Property Type: unit

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
Year ending December 2019: $515,000

Comparable Properties

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

🛏 2   🛁 1   🚗 1

Price: $580,000
Method:
Date: 22/02/2020
Property Type: Unit

Agent Comments

28/61a Haines St NORTH MELBOURNE 3051 (REI)

🛏 2   🛁 1   🚗 1

Price: $546,000
Method: Auction Sale
Date: 30/11/2019
Property Type: Apartment

Agent Comments

11/37 Haines St NORTH MELBOURNE 3051 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $529,000
Method: Private Sale
Date: 09/10/2019
Property Type: Apartment

Agent Comments

REIV   propertydata.com.au