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

6A St Andrews Street, North Melbourne Vic 3051

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$1,065,000	Pro	operty Type	Hou	se		Suburb	North Melbourne
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	501/28 Curzon St WEST MELBOURNE 3003	\$1,550,000	13/10/2023
2	38 Byron St NORTH MELBOURNE 3051	\$1,520,000	11/11/2023
3	15 Haines St NORTH MELBOURNE 3051	\$1,445,000	26/08/2023

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:

15/02/2024 15:29





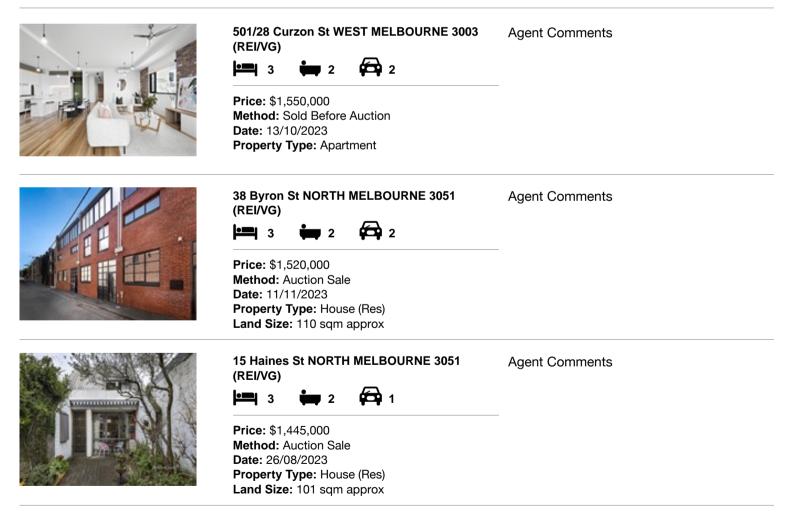
Jake Hu 0488 028 978 jake@melbournerealestate.com.au





Property Type: Townhouse Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price December quarter 2023: \$1,065,000

Comparable Properties



Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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