

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

303/9-13 O'Connell Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$325,000 & \$350,000

Median sale price

Median price \$568,750 Property Type Unit Suburb North Melbourne

Period - From 01/10/2020 to 30/09/2021 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	10/20 Reeves St CARLTON 3053	\$340,000	24/12/2021
2	509/399 Bourke St MELBOURNE 3000	\$325,000	15/11/2021
3	505/589 Elizabeth St MELBOURNE 3000	\$300,000	09/12/2021

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:

10/01/2022 09:05



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$325,000 - \$350,000

Median Unit Price

Year ending September 2021: \$568,750

Comparable Properties



10/20 Reeves St CARLTON 3053 (REI)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 24/12/2021
Property Type: Apartment



509/399 Bourke St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 15/11/2021
Property Type: Studio Apartment



505/589 Elizabeth St MELBOURNE 3000 (REI)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 09/12/2021
Rooms: 3
Property Type: Apartment