

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

25/60 O'Shanassy Street, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$490,000

 &

\$530,000

Median sale price

Median price

\$552,500

 Property Type

Unit

 Suburb

North Melbourne

Period - From

01/01/2021

 to

31/03/2021

 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	8/302 Abbotsford St NORTH MELBOURNE 3051	\$530,000	20/11/2020
2	17/171 Flemington Rd NORTH MELBOURNE 3051	\$517,000	25/03/2021
3	23/49 Haines St NORTH MELBOURNE 3051	\$510,000	03/02/2021

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:

28/04/2021 11:36



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Property Type:
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
March quarter 2021: \$552,500

Comparable Properties



8/302 Abbotsford St NORTH MELBOURNE 3051 (REI) Agent Comments

2 1 -

Price: \$530,000
Method: Auction Sale
Date: 20/11/2020
Property Type: Apartment



17/171 Flemington Rd NORTH MELBOURNE 3051 (REI) Agent Comments

2 1 1

Price: \$517,000
Method: Private Sale
Date: 25/03/2021
Property Type: Apartment



23/49 Haines St NORTH MELBOURNE 3051 (REI) Agent Comments

2 1 1

Price: \$510,000
Method: Sold Before Auction
Date: 03/02/2021
Property Type: Apartment