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<br>Including suburb and postcode | 18/76 Haines Street, North Melbourne Vic 3051 |

## Indicative selling price

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

Range between $560,000 & $610,000

## Median sale price

Median price $577,500 Property Type Unit Suburb North Melbourne

Period - From 02/07/2020 to 01/07/2021 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 | 1/76 Haines St NORTH MELBOURNE 3051 | $641,000 | 27/03/2021 |
| 2 | 22/76 Haines St NORTH MELBOURNE 3051 | $555,000 | 20/02/2021 |
| 3 | 6/60 Oshanassy St NORTH MELBOURNE 3051 | $566,000 | 28/05/2021 |

**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: 02/07/2021 10:15

# 18/76 Haines Street, North Melbourne Vic 3051



2 1 1

**Rooms:** 4
**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$560,000 - $610,000
**Median Unit Price**
02/07/2020 - 01/07/2021: $577,500

## Comparable Properties



**1/76 Haines St NORTH MELBOURNE 3051 (REI)**

2 1 1

**Price:** $641,000
**Method:** Auction Sale
**Date:** 27/03/2021
**Property Type:** Apartment

Agent Comments



**22/76 Haines St NORTH MELBOURNE 3051 (REI)**

2 1 1

**Price:** $555,000
**Method:** Auction Sale
**Date:** 20/02/2021
**Property Type:** Apartment

Agent Comments



**6/60 Oshanassy St NORTH MELBOURNE 3051 (REI)**

2 1 1

**Price:** $566,000
**Method:** Sold Before Auction
**Date:** 28/05/2021
**Property Type:** Apartment

Agent Comments

**Account** - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.