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	18 Oshanassy Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $1,395,000 Property Type House Suburb North Melbourne

Period - From 01/01/2021 to 31/12/2021 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	H7/102-114 Oshanassy St NORTH MELBOURNE 3051	$930,000	15/12/2021
2	110 Errol St NORTH MELBOURNE 3051	$897,500	20/11/2021
3	185 Errol St NORTH MELBOURNE 3051	$895,000	24/11/2021

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: 04/02/2022 14:37

18 Oshanassy Street, North Melbourne Vic 3051



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Rooms: 4
Property Type: House
Land Size: 71.456 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median House Price
Year ending December 2021: $1,395,000

Comparable Properties



H7/102-114 Oshanassy St NORTH MELBOURNE 3051 (REI)

2 2 1

Price: $930,000
Method: Sold Before Auction
Date: 15/12/2021
Property Type: Townhouse (Res)

Agent Comments



110 Errol St NORTH MELBOURNE 3051 (REI)

2 1 1

Price: $897,500
Method: Auction Sale
Date: 20/11/2021
Property Type: Unit

Agent Comments



185 Errol St NORTH MELBOURNE 3051 (REI)

2 1 -

Price: $895,000
Method: Private Sale
Date: 24/11/2021
Property Type: House

Agent Comments

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