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	E1/140 Arden Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $530,000 & $580,000

Median sale price

Median price $592,000 Property Type Unit Suburb North Melbourne

Period - From 07/09/2021 to 06/09/2022 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	E11/140 Arden St NORTH MELBOURNE 3051	$570,000	13/08/2022
2	507/108 Haines St NORTH MELBOURNE 3051	$540,000	10/08/2022
3	23/80 OShanassy St NORTH MELBOURNE 3051	$540,000	22/07/2022

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: 07/09/2022 15:23

E1/140 Arden Street, North Melbourne Vic 3051



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$530,000 - $580,000
Median Unit Price
07/09/2021 - 06/09/2022: $592,000

Comparable Properties



E11/140 Arden St NORTH MELBOURNE 3051 (REI)

2 1 -

Price: $570,000
Method: Auction Sale
Date: 13/08/2022
Property Type: Unit

Agent Comments



507/108 Haines St NORTH MELBOURNE 3051 (REI)

2 1 1

Price: $540,000
Method: Private Sale
Date: 10/08/2022
Property Type: Apartment

Agent Comments



23/80 OShanassy St NORTH MELBOURNE 3051 (REI)

2 1 -

Price: $540,000
Method: Sold Before Auction
Date: 22/07/2022
Property Type: Apartment

Agent Comments

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

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