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: 8 Mugg Lane, North Melbourne Vic 3051

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $615,000 Property Type Unit Suburb North Melbourne

Period - From 01/07/2024 to 30/09/2024 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	1/28 Erskine St NORTH MELBOURNE 3051	$1,283,000	13/06/2024
2	17 Nottingham St KENSINGTON 3031	$1,265,000	11/05/2024
3			

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: 28/10/2024 17:35

8 Mugg Lane, North Melbourne Vic 3051



3 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median Unit Price
September quarter 2024: $615,000

Comparable Properties



1/28 Erskine St NORTH MELBOURNE 3051 (REI/VG)

3 2 1

Price: $1,283,000
Method: Auction Sale
Date: 13/06/2024
Property Type: Townhouse (Res)

Agent Comments



17 Nottingham St KENSINGTON 3031 (REI/VG)

3 2 1

Price: $1,265,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Townhouse (Res)
Land Size: 104 sqm approx

Agent Comments

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE | propertydata.com.au

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