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	106/22-28 COURTNEY STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$513,500	Property type	Unit	Suburb	North Melbourne
Period-from	01 Jul 2023	to	30 Jun 2024	Source	Corelogic

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 6 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 BEDFORD STREET NORTH MELBOURNE VIC 3051	$675,000	07-Dec-23
11/22-26 HOWARD STREET NORTH MELBOURNE VIC 3051	$681,000	10-Jun-24
2/50 LEICESTER STREET CARLTON VIC 3053	$699,000	19-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 04 July 2024

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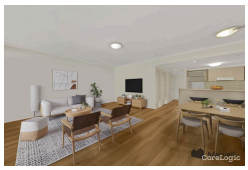
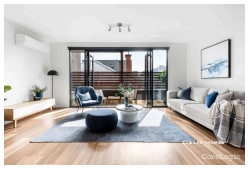


1/1 BEDFORD STREET NORTH MELBOURNE VIC 3051

2 1 1

Sold Price **$675,000** Sold Date **07-Dec-23**

Distance **0.06km**



11/22-26 HOWARD STREET NORTH MELBOURNE VIC 3051

2 1 1

Sold Price RS **$681,000** Sold Date **10-Jun-24**

Distance **0.3km**



2/50 LEICESTER STREET CARLTON VIC 3053

2 1 1

Sold Price **$699,000** Sold Date **19-Aug-23**

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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