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	9/700 QUEENSBERRY 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	$448,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Aug 2023	to	31 Jul 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
3/20 BYRON STREET NORTH MELBOURNE VIC 3051	$440,000	03-Nov-23
603/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	$445,000	28-Sep-23
1902/105 BATMAN STREET WEST MELBOURNE VIC 3003	$450,000	20-Feb-24

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: 16 August 2024

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3/20 BYRON STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$440,000** Sold Date **03-Nov-23**

Distance **0.69km**



603/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$445,000** Sold Date **28-Sep-23**

Distance **0.99km**



1902/105 BATMAN STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$450,000** Sold Date **20-Feb-24**

Distance **1.14km**

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

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