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	307/30-34 WRECKYN 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$488,500	Property type	Unit	Suburb	North Melbourne
Period-from	01 Mar 2024	to	28 Feb 2025	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
15/352-362 VICTORIA STREET NORTH MELBOURNE VIC 3051	$437,500	22-Aug-24
505/55-63 JEFFCOTT STREET WEST MELBOURNE VIC 3003	$415,000	19-Aug-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: 19 March 2025

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15/352-362 VICTORIA STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$437,500** Sold Date **22-Aug-24**

Distance **0.54km**



505/55-63 JEFFCOTT STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$415,000** Sold Date **19-Aug-24**

Distance **1.32km**

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

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