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	2/20 BEDFORD 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	$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
508/211 PEEL STREET NORTH MELBOURNE VIC 3051	$690,000	21-Mar-24
909/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	$690,000	03-Sep-24
20/335 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	$693,000	22-Jan-25

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: 20 March 2025

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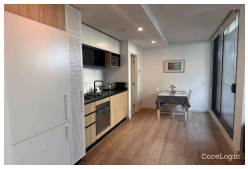
508/211 PEEL STREET NORTH MELBOURNE VIC 3051

2 2 1

Sold Price **$690,000** Sold Date **21-Mar-24**

Distance **0.04km**

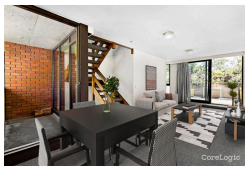


909/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

2 2 1

Sold Price Sold Date **03-Sep-24**

Distance **0.52km**



20/335 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051

2 2 1

Sold Price **$693,000** Sold Date **22-Jan-25**

Distance **1.04km**

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

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