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	101/30 Wreckyn Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $530,000 & $560,000

Median sale price

Median price $610,000 Property Type Unit Suburb North Melbourne

Period - From 01/10/2023 to 31/12/2023 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	305/33 Wreckyn St NORTH MELBOURNE 3051	$556,000	27/11/2023
2	805/83 Flemington Rd NORTH MELBOURNE 3051	$550,000	23/09/2023
3	204/25 Oxford St NORTH MELBOURNE 3051	$538,000	25/08/2023

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: 06/02/2024 09:55

101/30 Wreckyn Street, North Melbourne Vic 3051



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$530,000 - $560,000
Median Unit Price
December quarter 2023: $610,000

Comparable Properties



305/33 Wreckyn St NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: $556,000
Method: Sold Before Auction
Date: 27/11/2023
Property Type: Apartment

Agent Comments



805/83 Flemington Rd NORTH MELBOURNE 3051 (REI/VG)

2 2 1

Price: $550,000
Method: Private Sale
Date: 23/09/2023
Property Type: Apartment

Agent Comments

204/25 Oxford St NORTH MELBOURNE 3051 (VG)

2 - -

Price: $538,000
Method: Sale
Date: 25/08/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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

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