

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

118 Chetwynd Street, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$1,725,000

Median sale price

Median price

\$1,365,000

Property Type

House

Suburb

North Melbourne

Period - From

01/04/2024

to

30/06/2024

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	5 Chetwynd PI NORTH MELBOURNE 3051	\$1,765,000	20/04/2024
2	169 Adderley St WEST MELBOURNE 3003	\$1,660,000	23/02/2024
3	20 Canning St NORTH MELBOURNE 3051	\$1,550,000	09/05/2024

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:

22/07/2024 11:44



2 1 0

Property Type: House

Agent Comments

Fully renovated Edwardian terrace home with ROW access.

Comparable Properties



5 Chetwynd PI NORTH MELBOURNE 3051 (REI)

3 2 2

Price: \$1,765,000

Method: Private Sale

Date: 20/04/2024

Property Type: Townhouse (Single)

Land Size: 123 sqm approx

Agent Comments

Similar location, similar floor area. Inferior land size.



169 Adderley St WEST MELBOURNE 3003 (VG)

3 - -

Price: \$1,660,000

Method: Sale

Date: 23/02/2024

Property Type: House (Res)

Land Size: 260 sqm approx

Agent Comments

Superior floor area, inferior location. Inferior condition.



20 Canning St NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: \$1,550,000

Method: Private Sale

Date: 09/05/2024

Property Type: House

Land Size: 215 sqm approx

Agent Comments

Inferior condition, inferior location. Superior off street parking.