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	3/36 Alfred Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $780,000 & $820,000

Median sale price

Median price $1,065,000 Property Type Townhouse Suburb North Melbourne

Period - From 27/06/2023 to 26/06/2024 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 Arena Cl FLEMINGTON 3031	$865,000	06/05/2024
2	1/303 Flemington Rd NORTH MELBOURNE 3051	$852,500	06/04/2024
3	24/85 Haines St NORTH MELBOURNE 3051	$785,000	18/05/2024

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: 27/06/2024 19:39

3/36 Alfred Street, North Melbourne Vic 3051

Oscar Jones
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2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$780,000 - $820,000
Median Townhouse Price
27/06/2023 - 26/06/2024: $1,065,000

Double storey brick 1980's townhouse with courtyard and lockup garage.

Comparable Properties



5 Arena Cl FLEMINGTON 3031 (REI)

2 2 2

Price: $865,000
Method: Private Sale
Date: 06/05/2024
Property Type: Townhouse (Single)
Land Size: 124 sqm approx

Agent Comments

Superior land size, superior parking. Superior condition. Inferior location.



1/303 Flemington Rd NORTH MELBOURNE 3051 (VG)

2 - -

Price: $852,500
Method: Sale
Date: 06/04/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Superior parking, superior layout. Inferior location.

24/85 Haines St NORTH MELBOURNE 3051 (REI)

2 2 1

Price: $785,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Townhouse (Res)

Agent Comments

Inferior floor area, inferior condition. Inferior parking, superior location.

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