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<br>Including suburb and postcode | 23 Elm Street, North Melbourne Vic 3051 |

## Indicative selling price

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

Range between $1,750,000 & $1,925,000

## Median sale price

Median price $1,625,000 Property Type House Suburb North Melbourne

Period - From 01/07/2024 to 30/09/2024 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 | 76 Gatehouse St PARKVILLE 3052 | $1,895,000 | 21/10/2024 |
| 2 | 338 Bellair St KENSINGTON 3031 | $1,900,000 | 21/06/2024 |
| 3 | 75 Leveson St NORTH MELBOURNE 3051 | $1,975,000 | 23/05/2024 |

**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: 01/11/2024 12:53

# 23 Elm Street, North Melbourne Vic 3051



2 2 1

**Rooms:** 4
**Property Type:** House
**Land Size:** 292 sqm approx

Agent Comments

**Indicative Selling Price**
$1,750,000 - $1,925,000
**Median House Price**
September quarter 2024: $1,625,000

## Comparable Properties



**76 Gatehouse St PARKVILLE 3052 (REI)**

3 1 2

**Price:** $1,895,000
**Method:** Private Sale
**Date:** 21/10/2024
**Property Type:** House

Agent Comments



**338 Bellair St KENSINGTON 3031 (REI)**

3 2 1

**Price:** $1,900,000
**Method:** Private Sale
**Date:** 21/06/2024
**Property Type:** House (Res)

Agent Comments



**75 Leveson St NORTH MELBOURNE 3051 (REI)**

3 2 1

**Price:** $1,975,000
**Method:** Private Sale
**Date:** 23/05/2024
**Property Type:** House (Res)

Agent Comments

**Account** - Nardella RE | P: 03 93298900 | F: 03 9328 3878

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