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 | 23/38-52 Chapman Street, North Melbourne Vic 3051 |

## Indicative selling price

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

Range between $630,000 & $660,000

## Median sale price

Median price $495,000 Property Type Unit Suburb North Melbourne

Period - From 01/10/2024 to 31/12/2024 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 | 2/205 Flemington Rd NORTH MELBOURNE 3051 | $650,000 | 15/11/2024 |
| 2 | 204/130 Errol St NORTH MELBOURNE 3051 | $649,000 | 21/09/2024 |
| 3 | 8/5 Bedford St NORTH MELBOURNE 3051 | $650,000 | 05/09/2024 |

**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: 28/01/2025 13:23

# 23/38-52 Chapman Street, North Melbourne Vic 3051

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2 1 1

**Property Type:** Apartment
**Land Size:** 78 sqm approx

Agent Comments

**Indicative Selling Price**
$630,000 - $660,000
**Median Unit Price**
December quarter 2024: $495,000

## Comparable Properties



**2/205 Flemington Rd NORTH MELBOURNE 3051 (VG)**

2 - -

**Price:** $650,000
**Method:** Sale
**Date:** 15/11/2024
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments



**204/130 Errol St NORTH MELBOURNE 3051 (REI/VG)**

2 1 1

**Price:** $649,000
**Method:** Private Sale
**Date:** 21/09/2024
**Property Type:** Apartment

Agent Comments

**8/5 Bedford St NORTH MELBOURNE 3051 (REI/VG)**

2 1 1

**Price:** $650,000
**Method:** Private Sale
**Date:** 05/09/2024
**Property Type:** Apartment

Agent Comments



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