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	9 Canning Street, North Melbourne Vic 3051

Indicative selling price

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

Single price $2,525,000

Median sale price

Median price $1,470,000 Property Type House Suburb North Melbourne

Period - From 04/03/2022 to 03/03/2023 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	450 Dryburgh St NORTH MELBOURNE 3051	$2,850,000	10/10/2022
2	143 Rankins Rd KENSINGTON 3031	$2,463,000	12/11/2022
3	17-19 Carroll St NORTH MELBOURNE 3051	$2,400,000	09/09/2022

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: 04/03/2023 14:47

9 Canning Street, North Melbourne Vic 3051

David Vraca
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5 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,525,000
Median House Price
04/03/2022 - 03/03/2023: $1,470,000

Comparable Properties



450 Dryburgh St NORTH MELBOURNE 3051 (REI/VG)

4 3 2

Price: $2,850,000
Method: Private Sale
Date: 10/10/2022
Property Type: House
Land Size: 265 sqm approx

Agent Comments



143 Rankins Rd KENSINGTON 3031 (REI/VG)

4 2 2

Price: $2,463,000
Method: Auction Sale
Date: 12/11/2022
Property Type: House (Res)
Land Size: 456 sqm approx

Agent Comments



17-19 Carroll St NORTH MELBOURNE 3051 (REI)

5 3 -

Price: $2,400,000
Method: Private Sale
Date: 09/09/2022
Property Type: House
Land Size: 284 sqm approx

Agent Comments

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