

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 18/80 Oshanassy Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$567,500 House Unit X Suburb North Melbourne

Period - From 01/04/2017 to 30/06/2017 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	18B/73-83 Haines St NORTH MELBOURNE 3051	\$575,000	01/04/2017
2	21/70 Oshanassy St NORTH MELBOURNE 3051	\$560,000	25/02/2017
3	B20/73-78 Haines St NORTH MELBOURNE 3051	\$560,000	03/06/2017

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.

18/80 Oshanassy Street, North Melbourne Vic 3051

**Jellis
Craig**

Mitchell Boys

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Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

June quarter 2017: \$567,500



 2  1  0

Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties



**18B/73-83 Haines St NORTH MELBOURNE
3051 (REI)**

Agent Comments

 2  2  1

Price: \$575,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 3

Property Type: Apartment



**21/70 Oshanassy St NORTH MELBOURNE
3051 (REI/VG)**

Agent Comments

 2  1  1

Price: \$560,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: Apartment



**B20/73-78 Haines St NORTH MELBOURNE
3051 (REI)**

Agent Comments

 2  2  1

Price: \$560,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: Apartment

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.