

STATEMENT OF INFORMATION

206/33 WRECKYN STREET, NORTH MELBOURNE, VIC 3051

PREPARED BY PETER DAVIES, CHILLI REALTY, PHONE: 0402 335 005



CHILLI REALTY

Red Hot Service - Red Hot Results

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**206/33 WRECKYN STREET, NORTH**
 1
  1
  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$385,000**

Provided by: Peter Davies , Chilli Realty

MEDIAN SALE PRICE

**NORTH MELBOURNE, VIC, 3051**

Suburb Median Sale Price (Unit)

\$506,500

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.

**5/25 BYRON ST, NORTH MELBOURNE, VIC**
 1
  1
  1

Sale Price

***\$415,000**

Sale Date: 15/03/2018

Distance from Property: 313m

**303/33 WRECKYN ST, NORTH MELBOURNE,**
 1
  1
  1

Sale Price

\$367,500

Sale Date: 21/12/2017

Distance from Property: 0m

**108/25 BYRON ST, NORTH MELBOURNE, VIC**
 1
  1
  1

Sale Price

***\$418,000**

Sale Date: 11/12/2017

Distance from Property: 313m

**This report has been compiled on 23/03/2018 by Chilli Realty. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au**

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

206/33 WRECKYN STREET, NORTH MELBOURNE, VIC 3051

Indicative selling price

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

Single Price:

\$385,000

Median sale price

Median price

\$506,500

House

Unit

X

Suburb

NORTH
MELBOURNE

Period

01 January 2017 to 31 December
2017

Source

pricfinder

Comparable property sales

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
5/25 BYRON ST, NORTH MELBOURNE, VIC 3051	*\$415,000	15/03/2018
303/33 WRECKYN ST, NORTH MELBOURNE, VIC 3051	\$367,500	21/12/2017
108/25 BYRON ST, NORTH MELBOURNE, VIC 3051	*\$418,000	11/12/2017