





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



206/33 WRECKYN STREET, NORTH







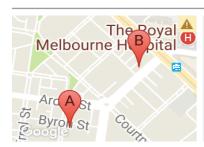
Indicative Selling Price

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

Single 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: pricefinder

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







Sale Price

*\$415,000

Sale Date: 15/03/2018

Distance from Property: 313m





303/33 WRECKYN ST, NORTH MELBOURNE,









Sale Price

\$367,500

Sale Date: 21/12/2017

Distance from Property: 0m





108/25 BYRON ST, NORTH MELBOURNE, VIC







Sale Price

*\$418,000

Sale Date: 11/12/2017

Distance from Property: 313m



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
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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 >	<	Suburb	NORTH MELBOURNE
Period	01 January 2017 to 31 2017	December	Source		p	ricefinder

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