

## 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

14/18 Tyrone Street North Melbourne VIC 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$507,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 305/720 Queensberry Street North Melbourne VIC 3051 | \$599,000 | 12-Jan-21 |
| 5/5 Bedford Street North Melbourne VIC 3051         | \$630,000 | 24-Dec-20 |
| 209/11 Stawell Street North Melbourne VIC 3051      | \$580,000 | 18-Dec-20 |

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 6 months.~~

This Statement of Information was prepared on: 11 March 2021

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**305/720 Queensberry Street North  
Melbourne VIC 3051**

2 1 1

Sold Price

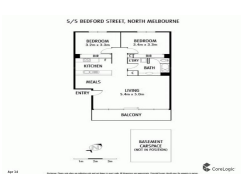
**\$599,000**

Sold Date

**12-Jan-21**

Distance

**0.97km**



**5/5 Bedford Street North  
Melbourne VIC 3051**

2 1 1

Sold Price

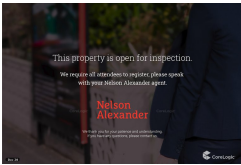
**\$630,000**

Sold Date

**24-Dec-20**

Distance

**0.18km**



**209/11 Stawell Street North  
Melbourne VIC 3051**

2 1 1

Sold Price

**\$580,000**

Sold Date

**18-Dec-20**

Distance

**1.09km**

RS = Recent sale

UN = Undisclosed Sale

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