

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

20/80 Oshanassy Street North Melbourne VIC 3051

Indicative selling price

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

Single Price

or range
between

\$495,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jul 2020

to

30 Jun 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

25/60 Oshanassy Street North Melbourne VIC 3051	\$525,000	22-May-21
6/60 Oshanassy Street North Melbourne VIC 3051	\$566,000	28-May-21
16/37 Haines Street North Melbourne VIC 3051	\$537,000	08-Jan-21

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: 12 July 2021

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**25/60 Oshanassy Street North
Melbourne VIC 3051**

2 1 1

Sold Price

^{RS}

\$525,000

Sold Date

22-May-21

Distance

0.07km



**6/60 Oshanassy Street North
Melbourne VIC 3051**

2 1 1

Sold Price

^{RS}

\$566,000

Sold Date

28-May-21

Distance

0.07km



**16/37 Haines Street North
Melbourne VIC 3051**

2 1 1

Sold Price

\$537,000

Sold Date

08-Jan-21

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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