

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

11/42 Shiel Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$540,000 Property Type Unit Suburb North Melbourne

Period - From 01/07/2019 to 30/09/2019 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	20/19 Wood St NORTH MELBOURNE 3051	\$525,000	22/06/2019
2	6/348 Dryburgh St NORTH MELBOURNE 3051	\$500,000	25/07/2019
3	8/42-44 Shiel St NORTH MELBOURNE 3051	\$465,000	15/08/2019

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.~~

This Statement of Information was prepared on:

25/10/2019 10:06



Property Type: Apartment

Agent Comments

Well-appointed, updated two-bedroom apartment with modern bathroom, kitchen with induction cooktop and sleek modern oven. Living space boasts loads of natural light, balcony with treetop views. Extras include undercover parking and reverse cycle air conditioning. Located within the University High School Zone.

Indicative Selling Price

\$460,000 - \$490,000

Median Unit Price

September quarter 2019: \$540,000

Comparable Properties



20/19 Wood St NORTH MELBOURNE 3051
(REI/VG)



Agent Comments

Superior location and slightly larger floor plan.

Price: \$525,000

Method: Auction Sale

Date: 22/06/2019

Property Type: Apartment



6/348 Dryburgh St NORTH MELBOURNE 3051
(REI)



Agent Comments

Superior building, Similar internal area and similar condition.

Price: \$500,000

Method: Private Sale

Date: 25/07/2019

Property Type: Apartment



8/42-44 Shiel St NORTH MELBOURNE 3051
(REI)



Agent Comments

Located in the same building, similar floor plan. Inferior position within the building.

Price: \$465,000

Method: Sold Before Auction

Date: 15/08/2019

Property Type: Apartment