

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

207/275 ABBOTSFORD 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

\$538,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Nov 2023

to

31 Oct 2024

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

| | | |
|---|-----------|-----------|
| HAINES STREET NORTH MELBOURNE VIC 3051 | \$622,000 | 18-May-24 |
| 115/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051 | \$510,000 | 16-May-24 |
| 388 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051 | \$620,000 | 15-Jun-24 |

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.~~

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HAINES STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **\$622,000** Sold Date **18-May-24**

Distance **0.2km**



115/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **\$510,000** Sold Date **16-May-24**

Distance **0.59km**



388 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **\$620,000** Sold Date **15-Jun-24**

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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