

# 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

181 Abbotsford 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)

Single price

\$1,150,000

### Median sale price

Median price

\$1,330,000

Property Type

House

Suburb

North Melbourne

Period - From

01/01/2021

to

31/03/2021

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	4 Chapman St, North Melbourne, Vic 3051, Australia	\$1,106,000	27/03/2021
2	32 Collett St KENSINGTON 3031	\$1,210,000	01/05/2021
3	61 Miller St WEST MELBOURNE 3003	\$1,140,000	17/04/2021

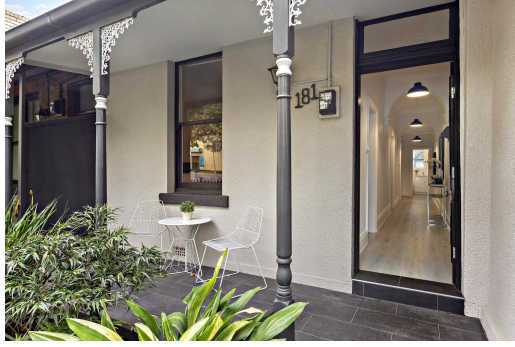
OR

~~**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:

23/05/2021 19:28

181 Abbotsford Street, North Melbourne Vic 3051



2 1

**Property Type:** House (Res)

**Land Size:** 130 sqm approx

Agent Comments

David Vraca  
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**Indicative Selling Price**

\$1,150,000

**Median House Price**

March quarter 2021: \$1,330,000

## Comparable Properties



**4 Chapman St, North Melbourne, Vic 3051, Australia (REI)**

Agent Comments

2 1 -

**Price:** \$1,106,000

**Method:**

**Date:** 27/03/2021

**Property Type:** House



**32 Collett St KENSINGTON 3031 (REI)**

Agent Comments

2 1 -

**Price:** \$1,210,000

**Method:** Auction Sale

**Date:** 01/05/2021

**Property Type:** House (Res)



**61 Miller St WEST MELBOURNE 3003 (REI)**

Agent Comments

2 1 -

**Price:** \$1,140,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** House (Res)

**Land Size:** 156 sqm approx

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161