

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

106/275 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

\$528,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/201 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$815,500	16-Oct-21
811/108 HAINES STREET NORTH MELBOURNE VIC 3051	\$457,000	29-Nov-21
8/101 LEVESON STREET NORTH MELBOURNE VIC 3051	\$541,000	12-Oct-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: 11 March 2022

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**1/201 ABBOTSFORD STREET
NORTH MELBOURNE VIC 3051**

1 1 1

Sold Price **\$815,500** Sold Date **16-Oct-21**

Distance **0.23km**



**811/108 HAINES STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price **\$457,000** Sold Date **29-Nov-21**

Distance **0.34km**



**8/101 LEVESON STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price **\$541,000** Sold Date **12-Oct-21**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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