

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

269 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

\$768,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jul 2021

to

30 Jun 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

267 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$789,998	22-Jan-22
216/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$738,000	18-May-22
15/335 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$800,000	28-Feb-22

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: 13 July 2022

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267 ABBOTSFORD STREET NORTH Sold Price **\$789,998** Sold Date **22-Jan-22**
MELBOURNE VIC 3051

2 2 1

Distance -



216/275 ABBOTSFORD STREET Sold Price **\$738,000** Sold Date **18-May-22**
NORTH MELBOURNE VIC 3051

2 2 1

Distance -



15/335 ABBOTSFORD STREET Sold Price **\$800,000** Sold Date **28-Feb-22**
NORTH MELBOURNE VIC 3051

2 2 1

Distance **0.24km**

RS = Recent sale UN = Undisclosed Sale

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