

# 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

113/275 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)

Range between \$580,000 & \$630,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb North Melbourne

Period - From 01/10/2020 to 31/12/2020 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	7/135 Roden St WEST MELBOURNE 3003	\$625,000	29/10/2020
2	305/720 Queensberry St NORTH MELBOURNE 3051	\$599,000	12/01/2021
3	2/8 Tyrone St NORTH MELBOURNE 3051	\$580,000	13/11/2020

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: 26/02/2021 13:09



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$580,000 - \$630,000

**Median Unit Price**

December quarter 2020: \$590,000

## Comparable Properties



**7/135 Roden St WEST MELBOURNE 3003 (REI)**

Agent Comments

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**Price:** \$625,000

**Method:** Auction Sale

**Date:** 29/10/2020

**Property Type:** Apartment



**305/720 Queensberry St NORTH MELBOURNE 3051 (REI)**

Agent Comments

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**Price:** \$599,000

**Method:** Private Sale

**Date:** 12/01/2021

**Property Type:** Apartment



**2/8 Tyrone St NORTH MELBOURNE 3051 (REI)**

Agent Comments

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**Price:** \$580,000

**Method:** Private Sale

**Date:** 13/11/2020

**Property Type:** Apartment