

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

112/275 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

\$688,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

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

29/101 Leveson Street North Melbourne VIC 3051	\$868,000	17-Jul-21
405/111 Canning Street North Melbourne VIC 3051	\$650,000	08-Jul-21
102/392-398 Victoria Street North Melbourne VIC 3051	\$960,000	18-Jun-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.~~

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**29/101 Leveson Street North
Melbourne VIC 3051**

2 2 1

Sold Price **\$868,000** Sold Date **17-Jul-21**

Distance **0.48km**



**405/111 Canning Street North
Melbourne VIC 3051**

2 2 1

Sold Price ^{RS} **\$650,000** Sold Date **08-Jul-21**

Distance **0.66km**



**102/392-398 Victoria Street North
Melbourne VIC 3051**

2 2 1

Sold Price **\$960,000** Sold Date **18-Jun-21**

Distance **0.82km**

RS = Recent sale **UN** = Undisclosed Sale

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