### 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

68 Abbotsford Street, West Melbourne Vic 3003

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$800,000		&		\$850,000					
Median sale p	rice									
Median price	\$1,500,000	Pro	operty Type	Hou	ISE		Suburb	West Melbourne		
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	231 Errol St NORTH MELBOURNE 3051	\$850,000	12/10/2024
2	14 Curzon St NORTH MELBOURNE 3051	\$855,000	07/10/2024
3	70 Hawke St WEST MELBOURNE 3003	\$920,000	15/06/2024

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:

23/11/2024 14:31



# LUCAS MILLS

Lucas Mills



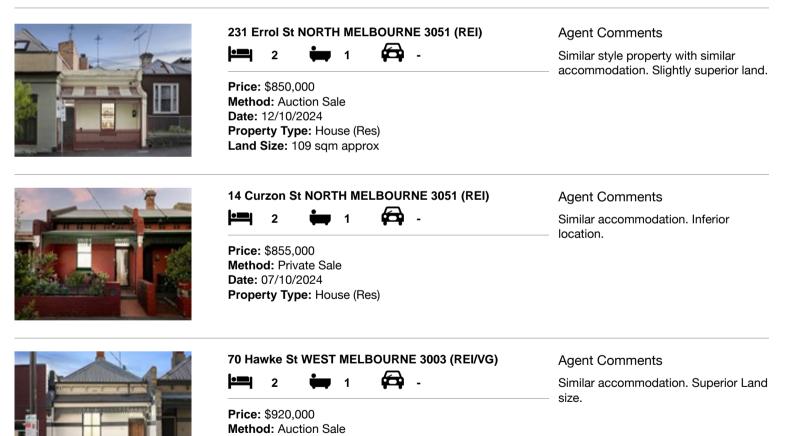


Property Type: House (Res) Agent Comments 0410037682 0410037682 lucas.mills@lucasmills.com.au

Indicative Selling Price \$800,000 - \$850,000 Median House Price Year ending September 2024: \$1,500,000

This stylishly traditional Victorian cottage is exceptionally presented in the elegant inner-city sanctuary of West Melbourne. Moments to cafes, the CBD, Etihad Stadium and Docklands.

## **Comparable Properties**



Account - Lucas Mills Real Estate



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Ch). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria.

Date: 15/06/2024

Property Type: House (Res) Land Size: 107 sqm approx

> The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.