

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$1,500,000 Property Type House Suburb West Melbourne

Period - From 01/10/2023 to 30/09/2024 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	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

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**Property Type:** House (Res)

Agent Comments

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.

**Indicative Selling Price**

\$800,000 - \$850,000

**Median House Price**

Year ending September 2024: \$1,500,000

## Comparable Properties

**231 Errol St NORTH MELBOURNE 3051 (REI)****Price:** \$850,000**Method:** Auction Sale**Date:** 12/10/2024**Property Type:** House (Res)**Land Size:** 109 sqm approx

Agent Comments

Similar style property with similar accommodation. Slightly superior land.

**14 Curzon St NORTH MELBOURNE 3051 (REI)****Price:** \$855,000**Method:** Private Sale**Date:** 07/10/2024**Property Type:** House (Res)

Agent Comments

Similar accommodation. Inferior location.

**70 Hawke St WEST MELBOURNE 3003 (REI/VG)****Price:** \$920,000**Method:** Auction Sale**Date:** 15/06/2024**Property Type:** House (Res)**Land Size:** 107 sqm approx

Agent Comments

Similar accommodation. Superior Land size.

Account - Lucas Mills Real Estate



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