

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

111 Abbotsford Street, West Melbourne Vic 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,085,000

Property Type

House

Suburb

West Melbourne

Period - From

01/10/2018

to

30/09/2019

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	126 Railway PI WEST MELBOURNE 3003	\$1,385,000	06/07/2019
2	588 Spencer St WEST MELBOURNE 3003	\$1,260,000	28/05/2019
3	46 Abbotsford St WEST MELBOURNE 3003	\$950,000	06/05/2019

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:

06/11/2019 12:13



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Rooms: 5

Property Type: Townhouse (Town Residence)

Agent Comments

Comparable Properties



126 Railway PI WEST MELBOURNE 3003 (REI) Agent Comments

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Price: \$1,385,000

Method: Auction Sale

Date: 06/07/2019

Property Type: Townhouse (Res)



588 Spencer St WEST MELBOURNE 3003 (REI/VG) Agent Comments

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Price: \$1,260,000

Method: Private Sale

Date: 28/05/2019

Property Type: House

Land Size: 151 sqm approx



46 Abbotsford St WEST MELBOURNE 3003 (REI/VG) Agent Comments

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Price: \$950,000

Method: Private Sale

Date: 06/05/2019

Rooms: 4

Property Type: House

Land Size: 87 sqm approx