

# 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

A11/335 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 \$440,000 & \$480,000

### Median sale price

Median price \$565,500 Property Type Unit Suburb North Melbourne

Period - From 17/11/2020 to 16/11/2021 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	4/17a Cobden St NORTH MELBOURNE 3051	\$493,000	26/06/2021
2	36/101 Leveson St NORTH MELBOURNE 3051	\$477,000	28/05/2021
3	214/68 Leveson St NORTH MELBOURNE 3051	\$462,000	22/05/2021

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: 17/11/2021 18:37



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$440,000 - \$480,000

**Median Unit Price**

17/11/2020 - 16/11/2021: \$565,500

## Comparable Properties



**4/17a Cobden St NORTH MELBOURNE 3051 (REI)**

Agent Comments



**Price:** \$493,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** Apartment



**36/101 Leveson St NORTH MELBOURNE 3051 (REI)**

Agent Comments



**Price:** \$477,000

**Method:** Sold Before Auction

**Date:** 28/05/2021

**Property Type:** Apartment



**214/68 Leveson St NORTH MELBOURNE 3051 (REI)**

Agent Comments



**Price:** \$462,000

**Method:** Auction Sale

**Date:** 22/05/2021

**Property Type:** Apartment

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