# 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$440,000		&		\$480,000			
Median sale p	rice							
Median price	\$565,500	Pro	operty Type	Unit			Suburb	North Melbourne
Period - From	17/11/2020	to	16/11/2021		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.

Ade	dress 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)



Price: \$493,000 Method: Auction Sale Date: 26/06/2021 Property Type: Apartment



36/101 Leveson St NORTH MELBOURNE 3051 Agent Comments (REI)

Agent Comments



Price: \$477,000 Method: Sold Before Auction Date: 28/05/2021 Property Type: Apartment



214/68 Leveson St NORTH MELBOURNE 3051 Agent Comments (REI)



Price: \$462,000 Method: Auction Sale Date: 22/05/2021 Property Type: Apartment

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