

## 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

3/415 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) (\*Delete single price or range as applicable)

Single Price

\$1,025,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

### 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 6 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

507/188 Macaulay Road North Melbourne VIC 3051	\$950,000	24-Mar-21
17/201 Abbotsford Street North Melbourne VIC 3051	\$1,100,000	14-Oct-20

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 6 months.

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**507/188 Macaulay Road North  
Melbourne VIC 3051**

3 2 2

Sold Price **\$950,000** Sold Date **24-Mar-21**

Distance **0.48km**



**17/201 Abbotsford Street North  
Melbourne VIC 3051**

3 1 1

Sold Price **\$1,100,000** Sold Date **14-Oct-20**

Distance **0.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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