

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

318/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$858,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

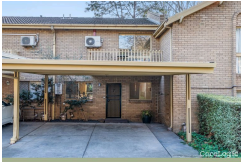
7/1 PLANE TREE WAY NORTH MELBOURNE VIC 3051	\$1,010,000	23-Sep-23
6 BAILLIE STREET NORTH MELBOURNE VIC 3051	\$888,750	24-Nov-23
C21/85 HAINES STREET NORTH MELBOURNE VIC 3051	\$820,000	25-Oct-23

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.~~

This Statement of Information was prepared on: 07 March 2024

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**7/1 PLANE TREE WAY NORTH
MELBOURNE VIC 3051**

2 1 1

Sold Price **\$1,010,000** Sold Date **23-Sep-23**

Distance **0.18km**



**6 BAILLIE STREET NORTH
MELBOURNE VIC 3051**

2 1 1

Sold Price **\$888,750** Sold Date **24-Nov-23**

Distance **0.19km**



**C21/85 HAINES STREET NORTH
MELBOURNE VIC 3051**

2 1 1

Sold Price ^{RS} **\$820,000** Sold Date **25-Oct-23**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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