

## 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

103/275 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

\$728,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Dec 2022

to

30 Nov 2023

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

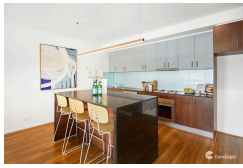
3/220 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$780,000	02-Sep-23
1201/108 HAINES STREET NORTH MELBOURNE VIC 3051	\$710,000	21-Jun-23
72 LITTLE LOTHIAN STREET NORTH NORTH MELBOURNE VIC 3051	\$760,000	11-Nov-23

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: 21 December 2023

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**3/220 ABBOTSFORD STREET  
NORTH MELBOURNE VIC 3051**

 2  2  1

Sold Price **\$780,000** Sold Date **02-Sep-23**

Distance **0.13km**



**1201/108 HAINES STREET NORTH  
MELBOURNE VIC 3051**

 2  2  1

Sold Price **\$710,000** Sold Date **21-Jun-23**

Distance **0.34km**



**72 LITTLE LOTHIAN STREET  
NORTH NORTH MELBOURNE VIC  
3051**

 2  2  1

Sold Price **\$1** Sold Date **11-Nov-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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