

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

2/375 Abbotsford Street, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$595,000

Median sale price

Median price

\$578,500

Property Type

Unit

Suburb

North Melbourne

Period - From

01/01/2023

to

31/03/2023

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	6/65 Oshanassy St NORTH MELBOURNE 3051	\$595,000	25/03/2023
2	15/97 Oshanassy St NORTH MELBOURNE 3051	\$577,000	14/03/2023
3	11/43 Haines St NORTH MELBOURNE 3051	\$550,000	29/04/2023

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:

06/06/2023 20:39

2/375 Abbotsford Street, North Melbourne Vic 3051



Trevor Gange
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0499 332 211

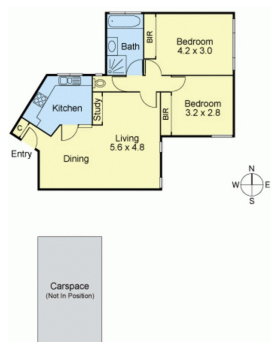
trevorgange@jellisrcraig.com.au

Indicative Selling Price

\$595,000

Median Unit Price

March quarter 2023: \$578,500



Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



6/65 Oshanassy St NORTH MELBOURNE 3051 (REI) **Agent Comments**



Price: \$595,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Unit



15/97 Oshanassy St NORTH MELBOURNE 3051 (REI) **Agent Comments**



Price: \$577,000

Method: Private Sale

Date: 14/03/2023

Property Type: Apartment



11/43 Haines St NORTH MELBOURNE 3051 (REI) **Agent Comments**



Price: \$550,000

Method: Private Sale

Date: 29/04/2023

Property Type: Unit

Account - Jellis Craig



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