

# 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

26 Purcell Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,160,000

### Median sale price

Median price

\$1,365,000

Property Type

House

Suburb

North Melbourne

Period - From

01/04/2024

to

30/06/2024

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	36 Abbotsford St WEST MELBOURNE 3003	\$1,299,000	27/07/2024
2			
3			

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:

03/10/2024 10:09

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**Indicative Selling Price**

\$1,160,000

**Median House Price**

June quarter 2024: \$1,365,000



2   1   1

**Property Type:** House (Res)

**Agent Comments**

Two bedroom house with modern updates. Includes 2 Bedrooms plus an additional study area and rear access.

## Comparable Properties



**36 Abbotsford St WEST MELBOURNE 3003 (REI)**

2   1   -

**Price:** \$1,299,000

**Method:** Auction Sale

**Date:** 27/07/2024

**Property Type:** House (Res)

**Agent Comments**

Slightly Superior land size. Superior outdoor area. Inferior condition. Inferior Location.

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.

**Account - Lucas Mills Real Estate**



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