

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

102/275 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

\$533,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2022

to

28 Feb 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

707/108 HAINES STREET NORTH MELBOURNE VIC 3051	\$531,000	03-Oct-22
3/22 BYRON STREET NORTH MELBOURNE VIC 3051	\$465,000	11-Nov-22
1/480 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$662,500	08-Oct-22

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: 04 March 2023

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**707/108 HAINES STREET NORTH
MELBOURNE VIC 3051**

Sold Price **\$531,000** Sold Date **03-Oct-22**

2 1 1

Distance **0.34km**



**3/22 BYRON STREET NORTH
MELBOURNE VIC 3051**

Sold Price **\$465,000** Sold Date **11-Nov-22**

1 1 1

Distance **0.57km**



**1/480 VICTORIA STREET NORTH
MELBOURNE VIC 3051**

Sold Price **\$662,500** Sold Date **08-Oct-22**

1 1 1

Distance **0.61km**

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

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