

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

214/275 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

\$1,230,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

5/1 PLANE TREE WAY NORTH MELBOURNE VIC 3051	\$1,200,000	18-Nov-23
G1/211 PEEL STREET NORTH MELBOURNE VIC 3051	\$1,170,000	19-Oct-23
312/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$1,150,000	08-Jan-24

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: 06 February 2024

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**5/1 PLANE TREE WAY NORTH
MELBOURNE VIC 3051**

 3  2  2

Sold Price **\$1,200,000** Sold Date **18-Nov-23**

Distance **0.18km**



**G1/211 PEEL STREET NORTH
MELBOURNE VIC 3051**

 3  2  2

Sold Price **\$1,170,000** Sold Date **19-Oct-23**

Distance **0.96km**



**312/188 MACAULAY ROAD NORTH
MELBOURNE VIC 3051**

 3  2  2

Sold Price ^{RS} **\$1,150,000** Sold Date **08-Jan-24**

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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