

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

217/275 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

\$888,000

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 Jan 2024

to

31 Dec 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

405/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$1,140,000	04-Dec-24
1/235 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$960,000	17-Aug-24
203/85 LEVESON STREET NORTH MELBOURNE VIC 3051	\$813,800	30-Sep-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: 23 January 2025

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**405/275 ABBOTSFORD STREET
NORTH MELBOURNE VIC 3051**

3 2 2

Sold Price ^{RS} **\$1,140,000** Sold Date **04-Dec-24**

Distance **0km**



**1/235 ABBOTSFORD STREET
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price **\$960,000** Sold Date **17-Aug-24**

Distance **0.1km**



**203/85 LEVESON STREET NORTH
MELBOURNE VIC 3051**

2 2 1

Sold Price **\$813,800** Sold Date **30-Sep-24**

Distance **0.5km**

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

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