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	486 Abbotsford Street, North Melbourne Vic 3051

Indicative selling price

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

Range between	$1,650,000	&	$1,750,000

Median sale price

Median price	$1,330,000	House	X	Unit		Suburb	North Melbourne
Period - From	01/07/2016	to	30/06/2017		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	467 Victoria St WEST MELBOURNE 3003	$1,800,000	17/03/2017
2	218 Adderley St WEST MELBOURNE 3003	$1,750,000	13/05/2017
3	363 Dryburgh St NORTH MELBOURNE 3051	$1,746,000	27/05/2017

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.~~

🛏   🛁 -   🚗

Rooms:
Property Type:

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
Year ending June 2017: $1,330,000

Comparable Properties

467 Victoria St WEST MELBOURNE 3003 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,800,000
Method: Private Sale
Date: 17/03/2017
Rooms: -
Property Type: House (Res)

Agent Comments

218 Adderley St WEST MELBOURNE 3003 (REI)

🛏 3   🛁 1   🚗 1

Price: $1,750,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 8
Property Type: House (Res)

Agent Comments

363 Dryburgh St NORTH MELBOURNE 3051 (REI)

🛏 4   🛁 2   🚗 -

Price: $1,746,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: House (Res)

Agent Comments

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

Generated: 11/09/2017 15:39