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

15/232 Abbotsford Street, North Melbourne Vic 3051

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$330,000		&		\$363,000			
Median sale p	rice							
Median price	\$560,000	Pro	operty Type	Unit			Suburb	North Melbourne
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	215/89 Roden St WEST MELBOURNE 3003	\$375,000	06/09/2021
2	710/93 Flemington Rd NORTH MELBOURNE 3051	\$374,000	30/07/2021
3	13/352 Victoria St NORTH MELBOURNE 3051	\$313,000	03/08/2021

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:

25/11/2021 12:45









Property Type: Agent Comments Indicative Selling Price \$330,000 - \$363,000 Median Unit Price September quarter 2021: \$560,000

Comparable Properties



215/89 Roden St WEST MELBOURNE 3003 (REI)



Price: \$375,000 Method: Private Sale Date: 06/09/2021 Property Type: Apartment

Agent Comments



710/93 Flemington Rd NORTH MELBOURNE Agent Comments 3051 (REI)



Price: \$374,000 Method: Private Sale Date: 30/07/2021 Property Type: Apartment



13/352 Victoria St NORTH MELBOURNE 3051 Agent Comments (REI)



Price: \$313,000 Method: Private Sale Date: 03/08/2021 Property Type: Apartment

Account - Nardella RE | P: 03 93298900 | F: 03 9328 3878





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