

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 consumer.vic.gov.au/underquoting

Range between \$330,000 & \$363,000

Median sale price

Median price \$560,000 Property Type Unit Suburb North Melbourne

Period - From 01/07/2021 to 30/09/2021 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	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)

Agent Comments



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



710/93 Flemington Rd NORTH MELBOURNE 3051 (REI)

Agent Comments



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



13/352 Victoria St NORTH MELBOURNE 3051 (REI)

Agent Comments



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

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