

# 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 68 Abbotsford Street, West Melbourne Vic 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$795,000

### Median sale price

Median price \$1,500,000 Property Type House Suburb West Melbourne

Period - From 01/10/2023 to 30/09/2024 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	257 Abbotsford St NORTH MELBOURNE 3051	\$841,000	14/12/2024
2	59 Capel St WEST MELBOURNE 3003	\$723,000	26/11/2024
3	43 Baillie St NORTH MELBOURNE 3051	\$840,000	23/10/2024

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: 18/12/2024 17:47

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**Property Type:** House (Res)

Agent Comments

This stylishly traditional Victorian cottage is exceptionally presented in the elegant inner-city sanctuary of West Melbourne. Moments to cafes, the CBD, Etihad Stadium and Docklands.

**Indicative Selling Price**

\$795,000

**Median House Price**

Year ending September 2024: \$1,500,000

## Comparable Properties

**257 Abbotsford St NORTH MELBOURNE 3051 (REI)**

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**Price:** \$841,000**Method:** Auction Sale**Date:** 14/12/2024**Property Type:** House (Res)

Agent Comments

Similar location, inferior internally, slightly larger overall.

**59 Capel St WEST MELBOURNE 3003 (REI)**

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**Price:** \$723,000**Method:** Private Sale**Date:** 26/11/2024**Property Type:** House

Agent Comments

Significantly inferior condition. Similar size.

**43 Baillie St NORTH MELBOURNE 3051 (REI/VG)**

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**Price:** \$840,000**Method:** Sold Before Auction**Date:** 23/10/2024**Property Type:** House (Res)**Land Size:** 68 sqm approx

Agent Comments

Similar Size. Similar condition.

Account - Lucas Mills Real Estate



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