### 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

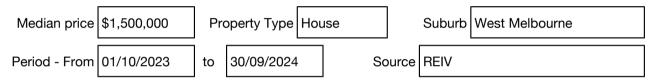
68 Abbotsford Street, West Melbourne Vic 3003

#### Indicative selling price

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

Single price \$795,000

#### Median sale price



#### 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



# LUCAS MILLS

Lucas Mills 0410037682 0410037682



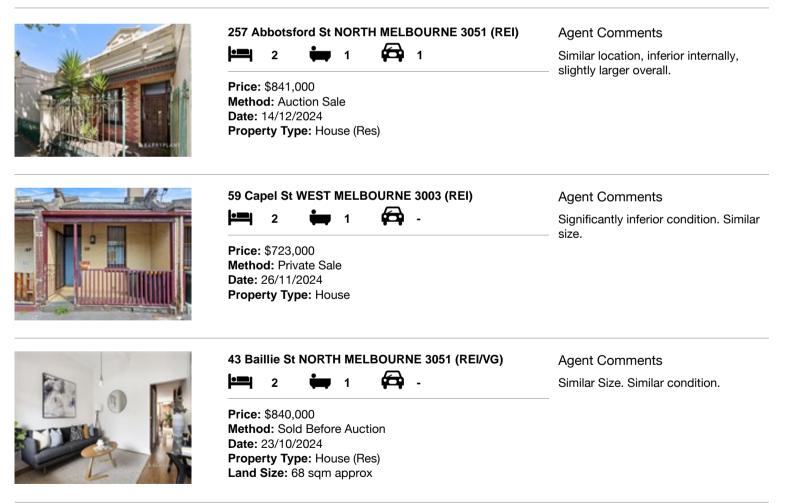


lucas.mills@lucasmills.com.au Indicative Selling Price \$795,000 Median House Price Year ending September 2024: \$1,500,000

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.

## **Comparable Properties**



Account - Lucas Mills Real Estate



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