

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

306/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$538,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

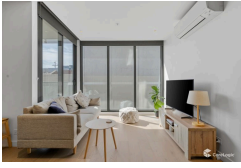
33-35 ARDEN STREET NORTH MELBOURNE VIC 3051	\$452,500	31-Oct-23
5/147 CURZON STREET NORTH MELBOURNE VIC 3051	\$557,000	03-Jun-23
8/159-169 CURZON STREET NORTH MELBOURNE VIC 3051	\$638,000	30-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 10 November 2023

Patricia Destito
P 03 9696 8869
M 03 9696 8869
E trishd@melcorp.com.au



33-35 ARDEN STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price

^{RS}

\$452,500

Sold Date

31-Oct-23

Distance

0.45km



5/147 CURZON STREET NORTH MELBOURNE VIC 3051

2 1 1

Sold Price

^{RS}

\$557,000

Sold Date

03-Jun-23

Distance

0.29km



8/159-169 CURZON STREET NORTH MELBOURNE VIC 3051

2 1 1

Sold Price

\$638,000

Sold Date

30-Sep-23

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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