# W.B. Simpson & Son

**SINCE 1872** 

#### 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	11/369 Abbotsford Street, North Melbourne Vic 3051
Including suburb and	, and the second se
postcode	

#### Indicative selling price

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

Range between \$530,000	&	\$560,000
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#### Median sale price

Median price	\$573,000	Hou	se	Unit	Х	S	uburb	North Melbourne
Period - From	01/10/2017	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	11/342 Dryburgh St NORTH MELBOURNE 3051	\$540,000	06/10/2018
2	18/7 Curran St NORTH MELBOURNE 3051	\$500,000	13/10/2018
3	8/147 Curzon St NORTH MELBOURNE 3051	\$488,000	06/10/2018

#### 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.

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Rooms:

Property Type: Unit Agent Comments

**Indicative Selling Price** \$530,000 - \$560,000 **Median Unit Price** Year ending September 2018: \$573,000

## Comparable Properties



11/342 Dryburgh St NORTH MELBOURNE 3051 Agent Comments

(REI)





Price: \$540,000 Method: Auction Sale Date: 06/10/2018

Rooms: -

Property Type: Apartment



18/7 Curran St NORTH MELBOURNE 3051

(REI)

**1** 2







Price: \$500,000 Method: Auction Sale Date: 13/10/2018

Rooms: -

Property Type: Apartment



8/147 Curzon St NORTH MELBOURNE 3051

(REI)





Price: \$488,000 Method: Auction Sale Date: 06/10/2018

Rooms: -

Property Type: Apartment

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

**Agent Comments**