

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 11/369 Abbotsford Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$530,000

&

\$560,000

Median sale price

Median price \$573,000

House

Unit

X

Suburb

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.

	Address 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.



 2  1  1

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)

 2  1  1

Price: \$540,000
Method: Auction Sale
Date: 06/10/2018
Rooms: -
Property Type: Apartment



18/7 Curran St NORTH MELBOURNE 3051 **Agent Comments**
(REI)

 2  1  1

Price: \$500,000
Method: Auction Sale
Date: 13/10/2018
Rooms: -
Property Type: Apartment



8/147 Curzon St NORTH MELBOURNE 3051 **Agent Comments**
(REI)

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Price: \$488,000
Method: Auction Sale
Date: 06/10/2018
Rooms: -
Property Type: Apartment