

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

302/261-275 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

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

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

8/700 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$665,000	14-Sep-24
116/108 HAINES STREET NORTH MELBOURNE VIC 3051	\$440,000	31-Oct-24
6/20 COURTNEY STREET NORTH MELBOURNE VIC 3051	\$520,000	08-Oct-24

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.~~

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8/700 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051

1 1 1

Sold Price \$665,000 Sold Date 14-Sep-24

Distance 0.17km



116/108 HAINES STREET NORTH
MELBOURNE VIC 3051

1 1 1

Sold Price \$440,000 Sold Date 31-Oct-24

Distance 0.36km



6/20 COURTNEY STREET NORTH
MELBOURNE VIC 3051

1 1 1

Sold Price \$520,000 Sold Date 08-Oct-24

Distance 0.86km

RS = Recent sale UN = Undisclosed Sale

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