

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

A2/335 Abbotsford Street, North Melbourne Vic 3051
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Indicative selling price

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

Range between

\$300,000

 &

\$330,000

Median sale price

Median price

\$540,000

 Property Type

Unit

 Suburb

North Melbourne

Period - From

01/07/2019

 to

30/09/2019

 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	108/29 Oconnell St NORTH MELBOURNE 3051	\$347,500	22/06/2019
2	2/48 Curran St NORTH MELBOURNE 3051	\$310,000	30/07/2019
3	9/315 Flemington Rd NORTH MELBOURNE 3051	\$300,000	22/06/2019

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:

30/10/2019 10:02



Property Type: Apartment

Agent Comments

Light filled ground floor apartment includes secure courtyard on title and secure car park.

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

September quarter 2019: \$540,000

Comparable Properties



108/29 Oconnell St NORTH MELBOURNE 3051 (REI/VG)



Agent Comments

Superior size and location, also includes smaller outdoor space.

Price: \$347,500

Method: Auction Sale

Date: 22/06/2019

Property Type: Apartment



2/48 Curran St NORTH MELBOURNE 3051 (VG)



Agent Comments

Superior internal size. Inferior condition, location.

Price: \$310,000

Method: Sale

Date: 30/07/2019

Property Type: Flat/Unit/Apartment (Res)



9/315 Flemington Rd NORTH MELBOURNE 3051 (REI/VG)



Agent Comments

Superior internal size. Inferior location and inferior outdoor space.

Price: \$300,000

Method: Private Sale

Date: 22/06/2019

Property Type: Apartment