

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

10/369 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

\$550,000

 &

\$580,000

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	3/44 Chetwynd St WEST MELBOURNE 3003	\$609,000	19/06/2019
2	14/7 Curran St NORTH MELBOURNE 3051	\$550,000	31/07/2019
3	3/7 Curran St NORTH MELBOURNE 3051	\$540,000	13/08/2019

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:

06/11/2019 09:49



Property Type: Flat

Land Size: 76 sqm approx

Agent Comments

Comparable Properties



3/44 Chetwynd St WEST MELBOURNE 3003 (REI)



Price: \$609,000

Method: Private Sale

Date: 19/06/2019

Property Type: Apartment

Agent Comments

Approx. 69sqm internal, newer built apartment complex, secure under cover parking and shared facilities such as swimming pool and gym equipment.



14/7 Curran St NORTH MELBOURNE 3051 (REI/VG)



Price: \$550,000

Method: Private Sale

Date: 31/07/2019

Property Type: Flat

Agent Comments

Approx. 74sqm internal, no outdoor area, two car spaces in a tandem arrangement.



3/7 Curran St NORTH MELBOURNE 3051 (REI/VG)



Price: \$540,000

Method: Sold Before Auction

Date: 13/08/2019

Property Type: Apartment

Agent Comments

Approx. 74sqm internal, no outdoor area, two car spaces in a tandem arrangement.