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<br>Including suburb and postcode | 216/275 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~~ | | or range between | $690,000 | & | $750,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $538,000 | Property type | Unit | Suburb | North Melbourne |
| Period-from | 01 Apr 2021 | to | 31 Mar 2022 | 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 |
|---|---|---|
| 103/108 HAINES STREET NORTH MELBOURNE VIC 3051 | $740,000 | 01-Feb-21 |
| 316/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051 | $750,000 | 11-May-21 |
| | | |

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.

This Statement of Information was prepared on: 28 April 2022

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**103/108 HAINES STREET NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price **$740,000** Sold Date **01-Feb-21**

Distance **-**




**316/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price **$750,000** Sold Date **11-May-21**

Distance **-**

**RS** = Recent sale **UN** = Undisclosed Sale

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