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	A8/335 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	$570,000	&	$620,000

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
B3/73 HAINES STREET NORTH MELBOURNE VIC 3051	$622,000	04-May-24
HAINES STREET NORTH MELBOURNE VIC 3051	$622,000	18-May-24
2/58 LEICESTER STREET CARLTON VIC 3053	$576,000	23-Nov-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.~~

This Statement of Information was prepared on: 10 January 2025

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B3/73 HAINES STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$622,000** Sold Date **04-May-24**

Distance **0.04km**

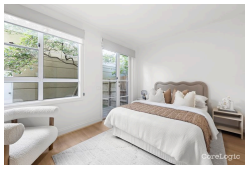


HAINES STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price Sold Date **18-May-24**

Distance **0.07km**



2/58 LEICESTER STREET CARLTON VIC 3053

1 1 1

Sold Price **$576,000** Sold Date **23-Nov-24**

Distance **1.51km**

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

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