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	24/302 Abbotsford Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $550,000 & $570,000

Median sale price

Median price $553,000 Property Type Unit Suburb North Melbourne

Period - From 14/03/2023 to 13/03/2024 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	B1/110 Arden St NORTH MELBOURNE 3051	$610,000	20/12/2023
2	16/65 Oshanassy St NORTH MELBOURNE 3051	$575,000	27/02/2024
3	22/147 Curzon St NORTH MELBOURNE 3051	$525,000	30/01/2024

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: 14/03/2024 15:02

24/302 Abbotsford Street, North Melbourne Vic 3051

Jerome Feery
(03) 8378 0514
0438 733 803
jeromefeery@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Two bedroom apartment sold brick apartment situated on top level

Indicative Selling Price
$550,000 - $570,000
Median Unit Price
14/03/2023 - 13/03/2024: $553,000

Comparable Properties

B1/110 Arden St NORTH MELBOURNE 3051 (VG)

2 - -

Price: $610,000
Method: Sale
Date: 20/12/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Superior Complex



16/65 Oshanassy St NORTH MELBOURNE 3051 (REI)

2 1 -

Price: $575,000
Method: Sold Before Auction
Date: 27/02/2024
Property Type: Apartment

Agent Comments

Inferior condition, superior location



22/147 Curzon St NORTH MELBOURNE 3051 (REI)

2 1 1

Price: $525,000
Method: Private Sale
Date: 30/01/2024
Property Type: Apartment

Agent Comments

Inferior location, inferior complex

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