

# 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

316/275 Abbotsford Street North Melbourne VIC 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$715,000

&

\$775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

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

15/85-87 Haines Street North Melbourne VIC 3051	\$771,000	28-Apr-21
103/108 Haines Street North Melbourne VIC 3051	\$740,000	01-Feb-21
3/11 Austin Place West Melbourne VIC 3003	\$795,000	14-Jan-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: 30 April 2021



**15/85-87 Haines Street North  
Melbourne VIC 3051**

2 2 1

Sold Price

<sup>RS</sup>

**\$771,000**

Sold Date

**28-Apr-21**

Distance

**0.26km**



**103/108 Haines Street North  
Melbourne VIC 3051**

2 2 1

Sold Price

**\$740,000**

Sold Date

**01-Feb-21**

Distance

**0.34km**



**3/11 Austin Place West Melbourne  
VIC 3003**

2 2 1

Sold Price

**\$795,000**

Sold Date

**14-Jan-21**

Distance

**0.62km**

RS = Recent sale

UN = Undisclosed Sale

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