

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

15/369 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

\$580,000

 &

\$630,000

Median sale price

Median price

\$585,000

 Property Type

Unit

 Suburb

North Melbourne

Period - From

01/01/2024

 to

31/03/2024

 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	1/60 Oshanassy St NORTH MELBOURNE 3051	\$647,000	18/11/2023
2	23/60 Oshanassy St NORTH MELBOURNE 3051	\$647,000	22/11/2023
3	24/302 Abbotsford St NORTH MELBOURNE 3051	\$570,000	14/04/2024

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:

01/05/2024 14:57

Lucas Mills

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Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

March quarter 2024: \$585,000



Property Type: Apartment

Agent Comments

2 bedroom 1 Bathroom apartment with car park.

Comparable Properties



1/60 Oshanassy St NORTH MELBOURNE 3051 Agent Comments
(REI/VG)



Price: \$647,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Unit



23/60 Oshanassy St NORTH MELBOURNE 3051 Agent Comments
(REI/VG)



Price: \$647,000

Method: Private Sale

Date: 22/11/2023

Property Type: Apartment



24/302 Abbotsford St NORTH MELBOURNE 3051 Agent Comments
(REI)



Price: \$570,000

Method: Private Sale

Date: 14/04/2024

Property Type: Apartment

Account - Lucas Mills Real Estate



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