

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 22 Abbotsford Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,338,500 Property Type House Suburb West Melbourne

Period - From 01/10/2022 to 30/09/2023 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 | 38 Byron St NORTH MELBOURNE 3051 | \$1,520,000 | 11/11/2023 |
| 2 | 23 Chetwynd St WEST MELBOURNE 3003 | \$1,510,000 | 28/10/2023 |
| 3 | 223 Flemington Rd NORTH MELBOURNE 3051 | \$1,505,000 | 20/09/2023 |

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: 14/12/2023 10:32



Rooms: 7

Property Type: Townhouse (Res)

Land Size: 88 sqm approx

[Agent Comments](#)

Comparable Properties



38 Byron St NORTH MELBOURNE 3051 (REI)

[Agent Comments](#)



Price: \$1,520,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)



23 Chetwynd St WEST MELBOURNE 3003 (REI)

[Agent Comments](#)



Price: \$1,510,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)



223 Flemington Rd NORTH MELBOURNE 3051 (REI)

[Agent Comments](#)



Price: \$1,505,000

Method: Private Sale

Date: 20/09/2023

Property Type: House

Land Size: 180 sqm approx