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 betwee	\$1,600,000		&		\$1,700,000				
Median sale price									
Median price	\$1,338,500	Pro	operty Type	Hou	se		Suburb	West Melbourne	
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ad	dress 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



Nelson Alexander





Rooms: 7 Property Type: Townhouse (Res) Land Size: 88 sqm approx Agent Comments James Pilliner 9347 4322 0405 106 421 jpilliner@nelsonalexander.com.au

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price Year ending September 2023: \$1,338,500

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 Agent Comments (REI)



Price: \$1,505,000 Method: Private Sale Date: 20/09/2023 Property Type: House Land Size: 180 sqm approx

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155





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