

# 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

237 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](http://consumer.vic.gov.au/underquoting)

Range between 

\$2,050,000
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 & 

\$2,250,000
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### Median sale price

Median price 

\$1,370,000
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 Property Type 

House
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 Suburb 

North Melbourne
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Period - From 

09/07/2022
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 to 

08/07/2023
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 Source 

REIV
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### 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	66 Morrah St PARKVILLE 3052	\$2,261,000	20/05/2023
2	11 Weirs La NORTH MELBOURNE 3051	\$2,257,000	03/06/2023
3	120 Curzon St NORTH MELBOURNE 3051	\$1,950,000	03/06/2023

**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: 

09/07/2023 17:14
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 3  3  1

**Property Type:** House (Res)

**Agent Comments**

3 Level period shopfront with contemporary renovation including secure garage.

**Indicative Selling Price**

\$2,050,000 - \$2,250,000

**Median House Price**

09/07/2022 - 08/07/2023: \$1,370,000

## Comparable Properties



**66 Morrah St PARKVILLE 3052 (REI)**

 3  2  -

**Price:** \$2,261,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** House (Res)

**Agent Comments**

Inferior accommodation. Inferior condition.  
Superior location.



**11 Weirs La NORTH MELBOURNE 3051 (REI)**

 3  2  2

**Price:** \$2,257,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** House (Res)

**Land Size:** 120 sqm approx

**Agent Comments**

Similar location. Inferior floor area. Similar condition.



**120 Curzon St NORTH MELBOURNE 3051 (REI)**

 4  2  2

**Price:** \$1,950,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** House (Res)

**Agent Comments**

Inferior location. Inferior layout and size.

**Account - Jellis Craig** | P: 03 8378 0500 | F: 03 8378 0555