## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 237 Abbotsford Street, North Melbourne Vic 3051

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$2,050,000		&		\$2,250,0	00		
Median sale p	rice							
Median price	\$1,370,000	Pro	operty Type	Hou	ise		Suburb	North Melbourne
Period - From	09/07/2022	to	08/07/2023		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	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





Lucas Mills 8378 0500 0410 037 682



Property Type: House (Res)

lucasmills@jelliscraig.com.au Indicative Selling Price \$2,050,000 - \$2,250,000 Median House Price 09/07/2022 - 08/07/2023: \$1,370,000

Agent Comments 09/07/2022 - 08/07/2023: \$1,3 3 Level period shopfront with contemporary renovation including secure garage.

# **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 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 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





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