

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 51 Abbotsford Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,423,500 Property Type House Suburb West Melbourne

Period - From 09/05/2023 to 08/05/2024 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	2/220 Roden St WEST MELBOURNE 3003	\$1,105,000	22/01/2024
2	32 Mark St NORTH MELBOURNE 3051	\$880,000	24/02/2024
3	10/45 Leveson St NORTH MELBOURNE 3051	\$1,065,000	20/03/2024

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: 09/05/2024 16:16



Property Type: House

Agent Comments

Three storey, warehouse conversion with attached single garage and dual balconies.

Comparable Properties



2/220 Roden St WEST MELBOURNE 3003
(REI/VG)

Agent Comments

Superior condition.



Price: \$1,105,000

Method: Private Sale

Date: 22/01/2024

Property Type: Townhouse (Single)



32 Mark St NORTH MELBOURNE 3051
(REI/VG)

Agent Comments

Inferior location. Inferior floor area.



Price: \$880,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Unit

Land Size: 72 sqm approx



10/45 Leveson St NORTH MELBOURNE 3051
(REI)

Agent Comments

Superior condition. Inferior building.



Price: \$1,065,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: Townhouse (Res)