Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	51 Abbotsford Street, West Melbourne Vic 3003
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$950,000	&	\$1,040,000
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Median sale price

Median price	\$1,423,500	Pro	perty 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

	aress of comparable property	1 1100	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



Date of sale



Oscar Jones 8378 0500 0499 988 878 oscarjones@jelliscraig.com.au

Indicative Selling Price \$950,000 - \$1,040,000 **Median House Price** 09/05/2023 - 08/05/2024: \$1,423,500



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)

Price: \$1,105,000 Method: Private Sale Date: 22/01/2024

Property Type: Townhouse (Single)

Agent Comments Superior condition.



32 Mark St NORTH MELBOURNE 3051 (REI/VG)

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Price: \$880,000 Method: Auction Sale Date: 24/02/2024 Property Type: Unit Land Size: 72 sqm approx **Agent Comments**

Inferior location. Inferior floor area.



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)

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





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