

# 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

33 Yarra Street, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,340,000 & \$2,480,000

### Median sale price

Median price \$1,260,000 Property Type House Suburb Abbotsford

Period - From 01/07/2020 to 30/09/2020 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	207 Young St FITZROY 3065	\$2,500,000	12/12/2020
2	132 Albert St EAST MELBOURNE 3002	\$2,260,000	08/12/2020
3	15 Mason St COLLINGWOOD 3066	\$2,200,000	02/12/2020

**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:

14/12/2020 10:11



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**Rooms:** 6  
**Property Type:** House  
**Land Size:** 287 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,340,000 - \$2,480,000  
**Median House Price**  
September quarter 2020: \$1,260,000

## Comparable Properties



207 Young St FITZROY 3065 (REI)

[Agent Comments](#)

3   3   1

**Price:** \$2,500,000  
**Method:** Auction Sale  
**Date:** 12/12/2020  
**Property Type:** House (Res)



132 Albert St EAST MELBOURNE 3002 (REI)

[Agent Comments](#)

3   2   2

**Price:** \$2,260,000  
**Method:** Private Sale  
**Date:** 08/12/2020  
**Property Type:** House



15 Mason St COLLINGWOOD 3066 (REI)

[Agent Comments](#)

3   2   1

**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 02/12/2020  
**Property Type:** House