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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$2,200,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$1,280,000	Pro	operty Type	Hous	se		Suburb	Abbotsford
Period - From	01/10/2020	to	30/09/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	13 Yarra Bank Ct ABBOTSFORD 3067	\$2,215,000	07/10/2021
2	102a Kent St RICHMOND 3121	\$2,200,000	18/06/2021
3	62 Abbotsford St ABBOTSFORD 3067	\$2,150,000	02/08/2021

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:

01/11/2021 14:48









Rooms: 6 Property Type: House Land Size: 287 sqm approx Agent Comments Indicative Selling Price \$2,200,000 - \$2,300,000 Median House Price Year ending September 2021: \$1,280,000

Comparable Properties



13 Yarra Bank Ct ABBOTSFORD 3067 (REI)



Price: \$2,215,000 Method: Auction Sale Date: 07/10/2021 Property Type: House (Res) Land Size: 146 sqm approx

102a Kent St RICHMOND 3121 (REI/VG)

Agent Comments

Agent Comments





Price: \$2,200,000 Method: Sold Before Auction Date: 18/06/2021 Property Type: Townhouse (Res) Land Size: 209 sqm approx

62 Abbotsford St ABBOTSFORD 3067 (VG)



Agent Comments



Price: \$2,150,000 Method: Sale Date: 02/08/2021 Property Type: House (Res) Land Size: 177 sqm approx

Account - Biggin & Scott | P: 03 9429 9177



property data

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