

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

Range between \$2,200,000 & \$2,300,000

Median sale price

Median price \$1,280,000 Property Type House Suburb Abbotsford

Period - From 01/10/2020 to 30/09/2021 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	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



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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)

Agent Comments

4 4 2

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

3 3 2

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

3 - -

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