

# 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

74 Stafford 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 \$1,400,000 & \$1,480,000

### Median sale price

Median price \$1,250,000 Property Type House Suburb Abbotsford

Period - From 01/10/2020 to 31/12/2020 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.

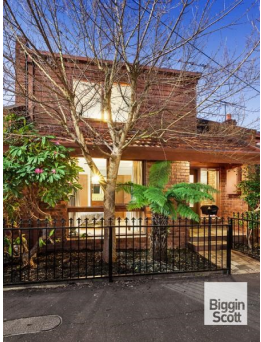
	Address of comparable property	Price	Date of sale
1	46 Hotham St COLLINGWOOD 3066	\$1,480,000	04/11/2020
2	4 Napier PI FITZROY 3065	\$1,450,000	31/10/2020
3	97 Highett St RICHMOND 3121	\$1,430,000	04/11/2020

**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:

27/01/2021 14:06



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**Property Type:** House  
**Land Size:** 167 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,400,000 - \$1,480,000  
**Median House Price**  
December quarter 2020: \$1,250,000

## Comparable Properties

46 Hotham St COLLINGWOOD 3066 (REI/VG) Agent Comments

3 - -

**Price:** \$1,480,000  
**Method:** Sold Before Auction  
**Date:** 04/11/2020  
**Property Type:** House (Res)  
**Land Size:** 199 sqm approx



4 Napier Pl FITZROY 3065 (REI/VG) Agent Comments

3 1 -

**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 31/10/2020  
**Property Type:** House (Res)  
**Land Size:** 187 sqm approx



97 Highett St RICHMOND 3121 (REI/VG) Agent Comments

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**Price:** \$1,430,000  
**Method:** Auction Sale  
**Date:** 04/11/2020  
**Property Type:** House (Res)  
**Land Size:** 151 sqm approx