

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 216/15 Lithgow Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Abbotsford

Period - From 03/03/2020 to 02/03/2021 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	16 Buckingham St RICHMOND 3121	\$1,000,000	27/02/2021
2	8/1 Abbott St ABBOTSFORD 3067	\$995,000	04/12/2020
3	7/85 Nicholson St ABBOTSFORD 3067	\$990,000	13/01/2021

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: 03/03/2021 09:42



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

03/03/2020 - 02/03/2021: \$1,200,000

Comparable Properties



16 Buckingham St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Townhouse (Res)



8/1 Abbott St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$995,000

Method: Private Sale

Date: 04/12/2020

Property Type: House

7/85 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$990,000

Method: Private Sale

Date: 13/01/2021

Property Type: Townhouse (Res)