

# 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

13 James 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 \$900,000 & \$990,000

### Median sale price

Median price \$1,190,000 Property Type House Suburb Abbotsford

Period - From 31/03/2020 to 30/03/2021 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	9 James St ABBOTSFORD 3067	\$1,025,000	20/03/2021
2	9 Fairchild St ABBOTSFORD 3067	\$1,010,000	23/03/2021
3	21 Bloomburg St ABBOTSFORD 3067	\$950,000	05/01/2021

**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:

31/03/2021 08:50

13 James Street Abbotsford



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**Rooms:** 4  
**Property Type:** House  
**Land Size:** 174 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$900,000 - \$990,000  
**Median House Price**  
 31/03/2020 - 30/03/2021: \$1,190,000

## Comparable Properties



9 James St ABBOTSFORD 3067 (REI)

Agent Comments

2   1   -

**Price:** \$1,025,000  
**Method:** Auction Sale  
**Date:** 20/03/2021  
**Property Type:** House (Res)



9 Fairchild St ABBOTSFORD 3067 (REI)

Agent Comments

2   1   -

**Price:** \$1,010,000  
**Method:** Sold Before Auction  
**Date:** 23/03/2021  
**Property Type:** House (Res)  
**Land Size:** 155 sqm approx



21 Bloomburg St ABBOTSFORD 3067 (VG)

Agent Comments

2   -   -

**Price:** \$950,000  
**Method:** Sale  
**Date:** 05/01/2021  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 155 sqm approx