

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

2 Lithgow Street, Abbotsford Vic 3067

Indicative selling price

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

Single price \$1,495,000

Median sale price

Median price \$1,235,000

Property Type House

Suburb Abbotsford

Period - From 01/01/2021

to 31/03/2021

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	21A King St RICHMOND 3121	\$1,550,000	20/03/2021
2	2/1 George St RICHMOND 3121	\$1,500,000	19/03/2021
3	19 Laity St RICHMOND 3121	\$1,410,000	04/03/2021

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:

15/05/2021 13:49



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Property Type: House
Land Size: 159 sqm approx
Agent Comments

Indicative Selling Price
\$1,495,000
Median House Price
March quarter 2021: \$1,235,000

Comparable Properties



21A King St RICHMOND 3121 (REI/VG)

Agent Comments

3 3 1

Price: \$1,550,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Townhouse (Res)
Land Size: 108 sqm approx



2/1 George St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,500,000
Method: Sold Before Auction
Date: 19/03/2021
Property Type: House (Res)



19 Laity St RICHMOND 3121 (REI/VG)

Agent Comments

4 3 2

Price: \$1,410,000
Method: Sold Before Auction
Date: 04/03/2021
Property Type: Townhouse (Res)
Land Size: 2624 sqm approx