

# 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

384 Johnston 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

\$1,210,000

Property Type

House

Suburb

Abbotsford

Period - From

01/04/2020

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	137 Nicholson St ABBOTSFORD 3067	\$1,005,000	12/12/2020
2	24 Johnson St RICHMOND 3121	\$966,600	20/01/2021
3	79 Park St ABBOTSFORD 3067	\$862,500	18/12/2020

**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:

23/04/2021 09:39



2 1 1

**Rooms:** 4

**Property Type:** House

**Land Size:** 205 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

Year ending March 2021: \$1,210,000

## Comparable Properties



**137 Nicholson St ABBOTSFORD 3067 (REI)**

Agent Comments

2 1 -

**Price:** \$1,005,000

**Method:** Private Sale

**Date:** 12/12/2020

**Property Type:** House

**Land Size:** 278 sqm approx



**24 Johnson St RICHMOND 3121 (REI)**

Agent Comments

2 1 -

**Price:** \$966,600

**Method:** Private Sale

**Date:** 20/01/2021

**Property Type:** House



**79 Park St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$862,500

**Method:** Private Sale

**Date:** 18/12/2020

**Property Type:** House (Res)

**Land Size:** 111 sqm approx