

# 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

5 Valiant 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 \$780,000 & \$850,000

### Median sale price

Median price \$1,242,500 Property Type House Suburb Abbotsford

Period - From 16/06/2020 to 15/06/2021 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	11/291 Church St, Richmond, Vic 3121, Australia	\$819,000	17/01/2021
2	5/35 Davison St RICHMOND 3121	\$800,000	07/04/2021
3	9b Valiant St ABBOTSFORD 3067	\$900,000	06/03/2021

**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:

16/06/2021 17:06



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 91 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$780,000 - \$850,000  
**Median House Price**  
 16/06/2020 - 15/06/2021: \$1,242,500

## Comparable Properties

11/291 Church St, Richmond, Vic 3121, Australia (REI)

Agent Comments



**Price:** \$819,000  
**Method:**  
**Date:** 17/01/2021  
**Property Type:** Townhouse (Single)



5/35 Davison St RICHMOND 3121 (REI/VG)

Agent Comments



**Price:** \$800,000  
**Method:** Sold Before Auction  
**Date:** 07/04/2021  
**Property Type:** Townhouse (Res)



9b Valiant St ABBOTSFORD 3067 (REI/VG)

Agent Comments



**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 06/03/2021  
**Property Type:** Townhouse (Res)