

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

18 Hunter Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$950,000 & \$1,045,000

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	384 Johnston St ABBOTSFORD 3067	\$1,010,000	22/05/2021
2	13 James St ABBOTSFORD 3067	\$972,000	24/04/2021
3	9 Fairchild St ABBOTSFORD 3067	\$1,010,000	23/03/2021

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 15:47



Rooms: 3
Property Type: House (Res)
Land Size: 151.725 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 16/06/2020 - 15/06/2021: \$1,242,500

Comparable Properties



384 Johnston St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$1,010,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)



13 James St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$972,000
Method: Auction Sale
Date: 24/04/2021
Property Type: House (Res)



9 Fairchild St ABBOTSFORD 3067 (REI/VG) Agent Comments



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