## 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

234 Langridge Street, Abbotsford Vic 3067

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,000,000		&		\$1,030,000			
Median sale p	rice							
Median price	\$1,280,000	Pro	operty Type	Hou	ISE		Suburb	Abbotsford
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1b Hosie St RICHMOND 3121	\$1,050,000	25/05/2021
2	10 Buckingham St RICHMOND 3121	\$1,020,000	01/05/2021
3	1/68 Rowena Pde RICHMOND 3121	\$1,025,000	24/04/2021

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:

19/07/2021 11:48









Rooms: 3 Property Type: Townhouse (Single) Land Size: 1275 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,030,000 Median House Price Year ending June 2021: \$1,280,000

# **Comparable Properties**



1b Hosie St RICHMOND 3121 (REI)



Price: \$1,050,000 Method: Auction Sale Date: 25/05/2021 Property Type: Apartment Agent Comments

Agent Comments



10 Buckingham St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$1,020,000 Method: Auction Sale Date: 01/05/2021 Property Type: Townhouse (Res)



1/68 Rowena Pde RICHMOND 3121 (REI/VG)



Price: \$1,025,000 Method: Auction Sale Date: 24/04/2021 Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.