

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

60 Stafford Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,350,000 & \$1,400,000

Median sale price

Median price \$1,280,000 Property Type House Suburb Abbotsford

Period - From 01/10/2020 to 30/09/2021 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	12 Raphael St ABBOTSFORD 3067	\$1,435,000	08/12/2021
2	102 Yarra St ABBOTSFORD 3067	\$1,387,000	30/11/2021
3	9a Blanche St COLLINGWOOD 3066	\$1,375,000	04/12/2021

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:

14/01/2022 09:13



3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,400,000

Median House Price

Year ending September 2021: \$1,280,000

Comparable Properties



12 Raphael St ABBOTSFORD 3067 (REI)

Agent Comments

3 2 -

Price: \$1,435,000

Method: Auction Sale

Date: 08/12/2021

Property Type: House (Res)



102 Yarra St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 -

Price: \$1,387,000

Method: Auction Sale

Date: 30/11/2021

Property Type: House (Res)



9a Blanche St COLLINGWOOD 3066 (REI)

Agent Comments

3 2 -

Price: \$1,375,000

Method: Auction Sale

Date: 04/12/2021

Property Type: House (Res)