

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

71 Charles Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,730,000 & \$1,900,000

Median sale price

Median price \$1,590,000 Property Type House Suburb Abbotsford

Period - From 01/01/2022 to 31/03/2022 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	279 Lennox St RICHMOND 3121	\$1,910,000	14/05/2022
2	32 Little Turner St ABBOTSFORD 3067	\$1,870,000	10/05/2022
3	324 Highett St RICHMOND 3121	\$1,860,000	07/04/2022

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:

04/07/2022 12:41



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Rooms: 6
Property Type: House
Land Size: 208 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,730,000 - \$1,903,000
Median House Price
 March quarter 2022: \$1,590,000

Comparable Properties



279 Lennox St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,910,000
Method: Auction Sale
Date: 14/05/2022
Property Type: Townhouse (Res)



32 Little Turner St ABBOTSFORD 3067 (REI)

Agent Comments

4 2 2

Price: \$1,870,000
Method: Private Sale
Date: 10/05/2022
Property Type: House



324 Highett St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,860,000
Method: Sold Before Auction
Date: 07/04/2022
Property Type: House (Res)
Land Size: 136 sqm approx

Account - Biggin & Scott | P: 03 9426 4000