

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

1/10 Valiant Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$900,000 & \$990,000

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	234 Langridge St ABBOTSFORD 3067	\$995,000	13/09/2021
2	230/15 Lithgow St ABBOTSFORD 3067	\$980,000	21/10/2021
3	12/85 Nicholson St ABBOTSFORD 3067	\$975,000	07/08/2021

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:

05/11/2021 13:49



Rooms: 4
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending September 2021: \$1,280,000

Comparable Properties



234 Langridge St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$995,000
Method: Private Sale
Date: 13/09/2021
Property Type: Townhouse (Single)



230/15 Lithgow St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$980,000
Method: Auction Sale
Date: 21/10/2021
Property Type: Unit



12/85 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$975,000
Method: Sold Before Auction
Date: 07/08/2021
Property Type: Townhouse (Res)