

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

103/251 Johnston Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,000,000 & \$1,050,000

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	3/204 Noone St CLIFTON HILL 3068	\$1,080,000	10/11/2021
2	131/56 Nicholson St ABBOTSFORD 3067	\$1,072,500	06/11/2021
3	111/63 William St ABBOTSFORD 3067	\$1,040,000	17/11/2021

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:

08/01/2022 12:39



3 0 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,050,000

Median House Price

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

Comparable Properties



3/204 Noone St CLIFTON HILL 3068 (REI)

Agent Comments

3 2 1

Price: \$1,080,000

Method: Sold Before Auction

Date: 10/11/2021

Property Type: Townhouse (Res)



131/56 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 2

Price: \$1,072,500

Method: Private Sale

Date: 06/11/2021

Property Type: Townhouse (Single)



111/63 William St ABBOTSFORD 3067 (REI)

Agent Comments

3 2 2

Price: \$1,040,000

Method: Private Sale

Date: 17/11/2021

Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177