

# 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 25 Greenwood Street, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### 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	31 Greenwood St ABBOTSFORD 3067	\$1,495,000	26/10/2021
2	102 Yarra St ABBOTSFORD 3067	\$1,387,000	30/11/2021
3	57 Lithgow St ABBOTSFORD 3067	\$1,315,000	16/12/2021

**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: 11/01/2022 15:54



**Property Type:** Residential Land

**Land Size:** 260 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

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

## Comparable Properties



**31 Greenwood St ABBOTSFORD 3067 (REI/VG)**



Agent Comments

Correct land size is 258m2 with existing house (Not 519m2)

**Price:** \$1,495,000

**Method:** Sold Before Auction

**Date:** 26/10/2021

**Property Type:** House (Res)

**Land Size:** 519 sqm approx



**102 Yarra St ABBOTSFORD 3067 (REI)**



Agent Comments

Land size is 162m2 with existing house

**Price:** \$1,387,000

**Method:** Auction Sale

**Date:** 30/11/2021

**Property Type:** House (Res)



**57 Lithgow St ABBOTSFORD 3067 (REI)**



Agent Comments

Land size is 191m2 with existing house

**Price:** \$1,315,000

**Method:** Private Sale

**Date:** 16/12/2021

**Property Type:** House