

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

124 Vere Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$800,000 & \$850,000

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	89 Park St ABBOTSFORD 3067	\$850,000	06/12/2021
2	36 Lithgow St ABBOTSFORD 3067	\$820,000	11/02/2022
3	5 Hodgson Tce RICHMOND 3121	\$818,000	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:

13/05/2022 12:13



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Property Type: House

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

March quarter 2022: \$1,590,000

Comparable Properties



89 Park St ABBOTSFORD 3067 (VG)

Agent Comments

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Price: \$850,000

Method: Sale

Date: 06/12/2021

Property Type: House (Res)

Land Size: 93 sqm approx



36 Lithgow St ABBOTSFORD 3067 (REI/VG)

Agent Comments

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Price: \$820,000

Method: Private Sale

Date: 11/02/2022

Property Type: House (Res)

Land Size: 102 sqm approx



5 Hodgson Tce RICHMOND 3121 (REI/VG)

Agent Comments

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  1
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Price: \$818,000

Method: Auction Sale

Date: 04/12/2021

Property Type: House (Res)

Land Size: 144 sqm approx

Account - Biggin & Scott | P: 03 9429 9177