

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

12 Valiant Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,411,000 Property Type House Suburb Abbotsford

Period - From 01/10/2021 to 31/12/2021 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.

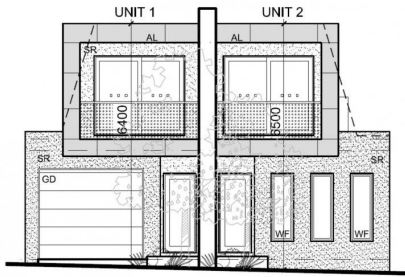
	Address of comparable property	Price	Date of sale
1	77a Laity St RICHMOND 3121	\$1,500,000	12/12/2021
2	56 Cambridge St COLLINGWOOD 3066	\$1,450,000	26/02/2022
3	32a Noone St CLIFTON HILL 3068	\$1,405,000	11/12/2021

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:

07/04/2022 14:02



South Elevation
(View from Valiant Street)

3 2.5 2

Rooms: 6
Property Type: House (Res)
Land Size: 150 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 December quarter 2021: \$1,411,000

Comparable Properties



77a Laity St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,500,000
Method: Private Sale
Date: 12/12/2021
Property Type: House
Land Size: 120 sqm approx



56 Cambridge St COLLINGWOOD 3066 (REI)

Agent Comments

3 2 1

Price: \$1,450,000
Method: Auction Sale
Date: 26/02/2022
Property Type: House (Res)



32a Noone St CLIFTON HILL 3068 (REI/VG)

Agent Comments

3 2 1

Price: \$1,405,000
Method: Auction Sale
Date: 11/12/2021
Property Type: Townhouse (Res)
Land Size: 159 sqm approx