

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

12A Valiant Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

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	17 Charles St ABBOTSFORD 3067	\$1,645,000	11/03/2022
2	30 Albert St ABBOTSFORD 3067	\$1,593,500	29/01/2022
3	115A Park St ABBOTSFORD 3067	\$1,525,000	23/11/2021

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:

07/04/2022 13:40

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Rooms: 6**Property Type:** House /
Townhouse**Land Size:** 150 sqm approx**Agent Comments****Indicative Selling Price**

\$1,500,000 - \$1,600,000

Median House Price

December quarter 2021: \$1,411,000

Comparable Properties

**17 Charles St ABBOTSFORD 3067 (REI)****Agent Comments**

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Price: \$1,645,000**Method:** Private Sale**Date:** 11/03/2022**Property Type:** House**30 Albert St ABBOTSFORD 3067 (REI)****Agent Comments**

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Price: \$1,593,500**Method:** Sold Before Auction**Date:** 29/01/2022**Property Type:** Townhouse (Res)**115A Park St ABBOTSFORD 3067 (REI/VG)****Agent Comments**

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Price: \$1,525,000**Method:** Sold Before Auction**Date:** 23/11/2021**Property Type:** Townhouse (Res)**Land Size:** 64 sqm approx