

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

73 Studley Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Abbotsford

Period - From 12/04/2021 to 11/04/2022 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	25 Greenwood St ABBOTSFORD 3067	\$1,505,000	19/02/2022
2			
3			

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: 12/04/2022 12:56



Property Type: House (Res)

Land Size: 293 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

12/04/2021 - 11/04/2022: \$1,400,000

Comparable Properties



25 Greenwood St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,505,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Land (Res)

Land Size: 252 sqm approx

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.