

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

48 Yarra 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 \$1,590,000 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	30 Albert St ABBOTSFORD 3067	\$1,593,500	29/01/2022
2	1/53 Studley St ABBOTSFORD 3067	\$1,530,000	12/04/2022
3	122 Yarra St ABBOTSFORD 3067	\$1,450,000	15/03/2022

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:

02/06/2022 16:46



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Property Type: House
Land Size: 243 sqm approx
Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median House Price
 March quarter 2022: \$1,590,000

Comparable Properties



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)



1/53 Studley St ABBOTSFORD 3067 (VG)

Agent Comments

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Price: \$1,530,000
Method: Sale
Date: 12/04/2022
Property Type: House (Res)
Land Size: 145 sqm approx



122 Yarra St ABBOTSFORD 3067 (REI/VG)

Agent Comments

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Price: \$1,450,000
Method: Sold Before Auction
Date: 15/03/2022
Property Type: House (Res)
Land Size: 232 sqm approx

Account - Biggin & Scott | P: 03 9426 4000