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

1 Yarra Bank Court, Abbotsford Vic 3067

Indicative selling price

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

Range between | $2,100,000 | & | $2,300,000

Median sale price

Median price | $1,310,000 | Property Type | House | Suburb | Abbotsford

Period - From | 01/01/2023 | to | 31/12/2023 | 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 Valiant St ABBOTSFORD 3067	$2,300,000	28/10/2023
2	1 Clifton Av CLIFTON HILL 3068	$2,300,000	09/09/2023
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: | 17/01/2024 09:10

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Rooms: 9
Property Type: House
Land Size: 179 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
Year ending December 2023: $1,310,000

Comparable Properties

17 Valiant St ABBOTSFORD 3067 (REI/VG)

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Price: $2,300,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 148 sqm approx

Agent Comments

1 Clifton Av CLIFTON HILL 3068 (REI)

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Price: $2,300,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)

Agent Comments

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.

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