

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

10 BLOOMBURG STREET ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,277,500

Property type

House

Suburb

Abbotsford

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 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

399A JOHNSTON STREET ABBOTSFORD VIC 3067	\$1,100,000	07-Sep-23
73 BAKER STREET RICHMOND VIC 3121	\$1,037,000	19-Apr-23
50 BENNETT STREET RICHMOND VIC 3121	\$1,051,210	24-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 12 September 2023



**399A JOHNSTON STREET
 ABBOTSFORD VIC 3067**

Sold Price ^{RS} **\$1,100,000** Sold Date **07-Sep-23**

2 1 2

Distance **1.02km**



**73 BAKER STREET RICHMOND VIC
 3121**

Sold Price **\$1,037,000** Sold Date **19-Apr-23**

2 1 1

Distance **1.04km**



**50 BENNETT STREET RICHMOND
 VIC 3121**

Sold Price **\$1,051,210** Sold Date **24-Mar-23**

2 1 1

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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