

# 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

106 Little Charles Street, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$880,000

&

\$940,000

### Median sale price

Median price

\$460,000

Property Type

Unit

Suburb

Abbotsford

Period - From

01/10/2023

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	207/9 Smith St FITZROY 3065	\$943,000	02/12/2023
2	180 Gore St FITZROY 3065	\$930,000	15/11/2023
3	20/190 Lennox St RICHMOND 3121	\$902,000	17/10/2023

**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:

21/02/2024 12:26



**Property Type:** Townhouse  
**Land Size:** Strata sqm approx  
**Agent Comments**

## Comparable Properties



**207/9 Smith St FITZROY 3065 (REI)**

**Agent Comments**



**Price:** \$943,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** Apartment



**180 Gore St FITZROY 3065 (REI/VG)**

**Agent Comments**



**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 15/11/2023  
**Property Type:** Townhouse (Single)



**20/190 Lennox St RICHMOND 3121 (REI/VG)**

**Agent Comments**



**Price:** \$902,000  
**Method:** Sold Before Auction  
**Date:** 17/10/2023  
**Property Type:** Apartment