

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

116 Park Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,320,000 Property Type House Suburb Abbotsford

Period - From 01/07/2023 to 30/09/2023 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	34 Yarra St ABBOTSFORD 3067	\$1,000,000	08/09/2023
2	34 Henry St ABBOTSFORD 3067	\$910,000	01/11/2023
3	202 Nicholson St ABBOTSFORD 3067	\$890,000	18/11/2023

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:

21/11/2023 16:32



Property Type: House

Agent Comments

ROW access

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

September quarter 2023: \$1,320,000

Comparable Properties



34 Yarra St ABBOTSFORD 3067 (REI/VG)



Agent Comments

Carparks aren't on Title

Price: \$1,000,000

Method: Sold Before Auction

Date: 08/09/2023

Property Type: House (Res)

Land Size: 109 sqm approx



34 Henry St ABBOTSFORD 3067 (REI)



Agent Comments

115sqm approx. of land

Price: \$910,000

Method: Private Sale

Date: 01/11/2023

Property Type: House



202 Nicholson St ABBOTSFORD 3067 (REI)



Agent Comments

Price: \$890,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 191 sqm approx

Account - Jellis Craig