

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

193 Vere Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,215,000 Property Type House Suburb Abbotsford

Period - From 01/01/2024 to 31/03/2024 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	3 Aitken St CLIFTON HILL 3068	\$1,275,000	23/03/2024
2	20 Rutland St CLIFTON HILL 3068	\$1,220,000	18/03/2024
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: 26/06/2024 16:18



Property Type: House

Agent Comments

Comparable Properties



3 Aitken St CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$1,275,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 152 sqm approx



20 Rutland St CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$1,220,000

Method: Private Sale

Date: 18/03/2024

Property Type: House

Land Size: 129 sqm approx

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.