

# 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

21 St Phillips 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,300,000 Property Type House 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	6 Abbotsford St ABBOTSFORD 3067	\$1,100,000	28/10/2023
2	399a Johnston St ABBOTSFORD 3067	\$1,100,000	07/09/2023
3	198a Vere St ABBOTSFORD 3067	\$1,025,000	28/10/2023

**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:

14/02/2024 17:15



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**Rooms:** 3  
**Property Type:** House  
**Land Size:** 105 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,000,000 - \$1,100,000  
**Median House Price**  
 December quarter 2023: \$1,300,000

## Comparable Properties



**6 Abbotsford St ABBOTSFORD 3067 (REI/VG)**   Agent Comments

2   1   -

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 110 sqm approx



**399a Johnston St ABBOTSFORD 3067 (REI/VG)**   Agent Comments

2   1   -

**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 07/09/2023  
**Property Type:** House (Res)  
**Land Size:** 225 sqm approx



**198a Vere St ABBOTSFORD 3067 (REI/VG)**   Agent Comments

2   1   -

**Price:** \$1,025,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 140 sqm approx

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