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

23 Mollison Street, Abbotsford Vic 3067

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,215,000	Pro	operty Type	Hou	se		Suburb	Abbotsford
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1 Brewery La COLLINGWOOD 3066	\$1,247,000	10/04/2024
2	11/31 York St RICHMOND 3121	\$1,226,000	27/04/2024
3	5/88 Rose St FITZROY 3065	\$1,122,000	20/03/2024

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:

08/05/2024 16:28









Rooms: 3 Property Type: Residential Warehouse (Res) Land Size: 125 sqm approx Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price March guarter 2024: \$1,215,000

Comparable Properties



1 Brewery La COLLINGWOOD 3066 (REI)



Price: \$1,247,000 Method: Sold Before Auction Date: 10/04/2024 Property Type: Townhouse (Res)



11/31 York St RICHMOND 3121 (REI)



Price: \$1,226,000 Method: Auction Sale Date: 27/04/2024 Property Type: Townhouse (Res)

5/88 Rose St FITZROY 3065 (REI/VG)



Agent Comments

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Price: \$1,122,000 Method: Sold Before Auction Date: 20/03/2024 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9428 3333



propertydata

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