

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 244 Langridge Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$532,500 Property Type Townhouse Suburb Abbotsford

Period - From 19/12/2022 to 18/12/2023 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	11a Laity St RICHMOND 3121	\$1,280,000	02/09/2023
2	188 Church St RICHMOND 3121	\$1,270,000	15/11/2023
3	3/30 Lord St RICHMOND 3121	\$1,145,000	06/12/2023

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: 19/12/2023 14:34



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
19/12/2022 - 18/12/2023: \$532,500

Comparable Properties



11a Laity St RICHMOND 3121 (REI/VG)

Agent Comments

3 3 2

Price: \$1,280,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Townhouse (Res)

Land Size: 91 sqm approx



188 Church St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,270,000

Method: Sold Before Auction

Date: 15/11/2023

Property Type: Townhouse (Res)



3/30 Lord St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$1,145,000

Method: Private Sale

Date: 06/12/2023

Property Type: Townhouse (Single)