

# 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

25 Cooke 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 \$1,050,000 & \$1,100,000

### Median sale price

Median price \$1,265,000 Property Type House Suburb Abbotsford

Period - From 01/04/2023 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	116 Lord St RICHMOND 3121	\$1,105,000	19/12/2023
2	6 Abbotsford St ABBOTSFORD 3067	\$1,100,000	28/10/2023
3	82 Bendigo St RICHMOND 3121	\$1,075,000	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:

16/04/2024 14:55



**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,100,000

**Median House Price**

Year ending March 2024: \$1,265,000

## Comparable Properties



**116 Lord St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$1,105,000

**Method:** Private Sale

**Date:** 19/12/2023

**Property Type:** House (Res)

**Land Size:** 138 sqm approx



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

Agent Comments



**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 110 sqm approx



**82 Bendigo St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$1,075,000

**Method:** Private Sale

**Date:** 28/10/2023

**Property Type:** House

**Land Size:** 122 sqm approx

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